Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	317/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $550,000 & $575,000

Median sale price

Median price $502,750 Property Type Unit Suburb Abbotsford

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	417/11 Shamrock St ABBOTSFORD 3067	$595,000	05/07/2023
2	G04/136 Burnley St RICHMOND 3121	$565,000	22/05/2023
3	404/10 Burnley St RICHMOND 3121	$560,000	03/07/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 14/08/2023 11:43

317/11 Shamrock Street, Abbotsford Vic 3067



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $575,000
Median Unit Price
June quarter 2023: $502,750

Comparable Properties



417/11 Shamrock St ABBOTSFORD 3067 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 05/07/2023
Property Type: Apartment

Agent Comments



G04/136 Burnley St RICHMOND 3121 (REI)

2 2 1

Price: $565,000
Method: Private Sale
Date: 22/05/2023
Property Type: Apartment

Agent Comments



404/10 Burnley St RICHMOND 3121 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 03/07/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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