

# COMPARABLE SALES REPORT

Prepared on 10 May 2017



May 17



**105/20 Shamrock Street Abbotsford VIC 3067**



**Kelvin Leong**

**Avant Real Estate**

Suite 905, 365 Little Collins Street  
MELBOURNE VIC 3000

m: 0451 176 616

w: 03 9600 3883

kelvin@avantre.com.au

# YOUR PROPERTY

105/20 Shamrock Street Abbotsford VIC 3067

LAND -

FLOOR 79m<sup>2</sup>

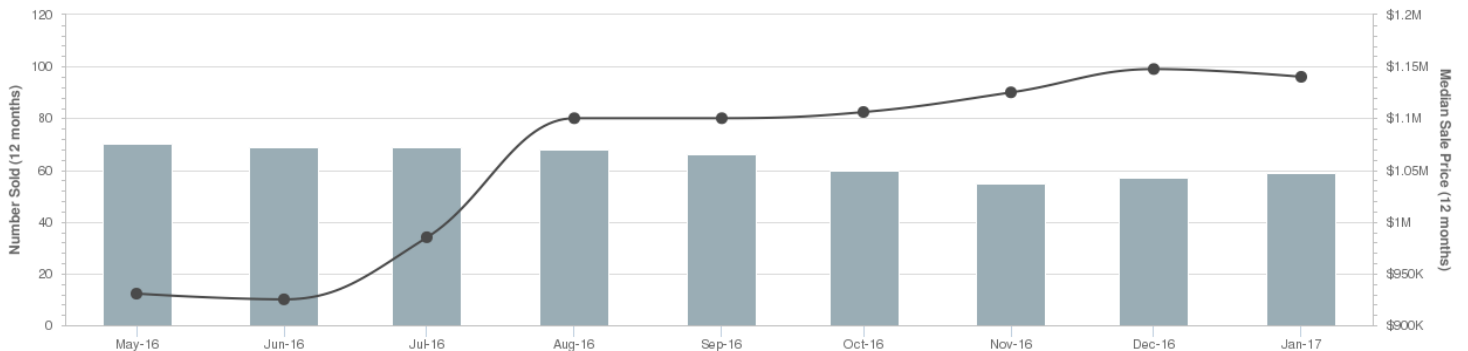
 2

 1

 1



## ABBOTSFORD



# COMPARABLE SALES



606/20 Shamrock Street Abbotsford VIC 3067

Sold Price **\$735,000<sup>RS</sup>**

 2
  2
  1
  -
  -

Sold Date 23-Jan-17      Price Change -      Year Built -  
 DOM -      First Listing -  
 Distance -      Last Listing -



7LG/4 Acacia Place Abbotsford VIC 3067

Sold Price **\$830,000<sup>RS</sup>**

 2
  2
  1
  -
  -

Sold Date 31-Jan-17      Price Change -      Year Built -  
 DOM 540 days      First Listing -  
 Distance 0.53km      Last Listing \$880,000



405/11 Flockhart Street Abbotsford VIC 3067

Sold Price **\$720,000<sup>RS</sup>**

 2
  2
  1
  10,149
  -

Sold Date 12-Dec-16      Price Change -      Year Built -  
 DOM -      First Listing -  
 Distance 0.11km      Last Listing -



## DISCLAIMER

---

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.