### hockingstuart

Edward Lloyd 03 9421 7100 0408 276 103 elloyd@hockingstuart.com.au

> **Indicative Selling Price** \$440,000

Year ending March 2017: \$506,000

**Median Unit Price** 

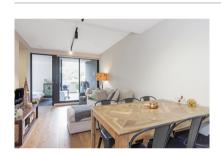


Rooms: 2

Property Type: Apartment **Agent Comments** 

Eighth floor apartment with northerly views - Car space and storage -

# Comparable Properties



22/125 Turner St ABBOTSFORD 3067 (VG)





**Agent Comments** 

1 Bedroom, 1 bathroom Comparable location

Price: \$444,000 Method: Sale Date: 17/02/2017

Property Type: Flat/Unit/Apartment (Res)

Land Size: 9745 sqm approx

301/41-49 York St RICHMOND 3121 (REI)





Price: \$430,000 Method: Auction Sale Date: 17/06/2017 Rooms: 2

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



606/12 Trenerry Cr ABBOTSFORD 3067 (REI)





Price: \$430,000

Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: Apartment

Account - hockingstuart | P: 03 9421 7100 | F: 03 9421 7180





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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale	e
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Address	803C/11 Shamrock Street, Abbotsford Vic 3067
Including suburb and	
postcode	

### Indicative selling price

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

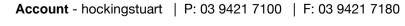
#### Median sale price

Median price	\$506,000		Unit X	Su	ıburb	Abbotsford
Period - From	01/04/2016	to	31/03/2017	Source	REIV	1

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22/125 Turner St ABBOTSFORD 3067	\$444,000	17/02/2017
301/41-49 York St RICHMOND 3121	\$430,000	17/06/2017
606/12 Trenerry Cr ABBOTSFORD 3067	\$430,000	18/02/2017







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