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

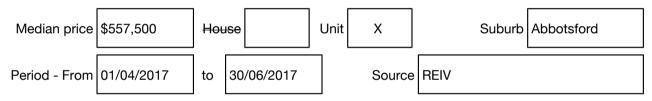
803/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$399,000

Median sale price



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	G04/8 Garfield St RICHMOND 3121	\$391,000	20/05/2017
2	508B/609 Victoria St ABBOTSFORD 3067	\$390,000	28/07/2017
3	LG11/11 Flockhart St ABBOTSFORD 3067	\$353,000	14/06/2017

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.

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

propertydata

Generated: 14/08/2017 10:38

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





Rooms: 2 Property Type: Apartment Agent Comments Edward Lloyd 03 9421 7100 0408 276 103 elloyd@hockingstuart.com.au

> Indicative Selling Price \$399,000 Median Unit Price June quarter 2017: \$557,500

Comparable Properties



G04/8 Garfield St RICHMOND 3121 (REI)



Price: \$391,000 Method: Private Sale Date: 20/05/2017 Rooms: -Property Type: Apartment Agent Comments



508B/609 Victoria St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$390,000 Method: Private Sale Date: 28/07/2017 Rooms: -Property Type: Apartment



LG11/11 Flockhart St ABBOTSFORD 3067 (REI)

📕 1 🝎 1 🛱 1

Price: \$353,000 Method: Private Sale Date: 14/06/2017 Rooms: 3 Property Type: Apartment

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

propertydata

Generated: 14/08/2017 10:38

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

