

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
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Indicative selling price

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

Single price	\$399,000
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Median sale price

Median price	\$557,500	House		Unit	X	Suburb	Abbotsford
Period - From	01/04/2017	to	30/06/2017	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	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.

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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000

Median Unit Price
June quarter 2017: \$557,500

Comparable Properties



G04/8 Garfield St RICHMOND 3121 (REI)

Agent Comments

1 1 1

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



508B/609 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

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



LG11/11 Flockhart St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

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