



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

517/20 Shamrock Street, Abbotsford, VIC 3067

INDICATIVE SELLING PRICE

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

Range Between \$420,000 & \$450,000

MEDIAN SALE PRICE

Median price \$515,000 | House | Abbotsford (3067)

**Period - From 11 August 2017 to 10 August 2018 | Source -
<https://www.yourinvestmentpropertymag.com.au/>**

COMPARABLE PROPERTY SALES

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
903/20 SHAMROCK STREET, ABBOTSFORD VIC 3067	\$455,000	24/01/2018
12/8 GROSVENOR STREET, ABBOTSFORD VIC 3067	\$440,000	10/05/2018
316/11 FLOCKHART STREET, ABBOTSFORD VIC 3067	\$435,888	21/07/2018

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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