

## 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

901/20 SHAMROCK STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 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

4/19 YOUNG STREET KEW VIC 3101	\$673,800	20-Jan-22
5/37 DAVISON STREET RICHMOND VIC 3121	\$770,000	01-Feb-22
21/46-50 BAKER STREET RICHMOND VIC 3121	\$513,000	01-Dec-21

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 6 months.

This Statement of Information was prepared on: 10 April 2022

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**4/19 YOUNG STREET KEW VIC 3101** Sold Price **\$673,800** Sold Date **20-Jan-22**

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Distance **0.38km****5/37 DAVISON STREET RICHMOND VIC 3121** Sold Price **\$770,000** Sold Date **01-Feb-22**

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Distance **0.4km****21/46-50 BAKER STREET RICHMOND VIC 3121** Sold Price **\$513,000** Sold Date **01-Dec-21**

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Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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