

203/1 Shamrock Street, Abbotsford Vic 3067



2 Bed 1 Bath 1 Car
Property Type: Apartment

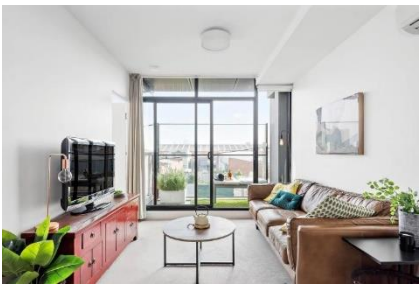
Indicative Selling Price
\$490,000

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

Comparable Properties



308/20 Shamrock Street, Abbotsford 3067 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$491,000
Method: Private Sale
Date: 20/03/2017
Property Type: Unit
Agent Comments: Similar apartment with additional bathroom



309B/8 Grosvenor Street, Abbotsford 3067 (REI)
2 Bed 1 Bath 1 Var
Price: \$472,500
Method: Private Sale
Date: 03/072017
Property Type: Apartment
Agent Comments: Similar location, inferior floor plan



207/8 Grosvenor Street, Abbotsford 3067 (REI)
2 Bed 1 Bath 1 Car
Price: \$445,000
Method: Private Sale
Date: 19/06/2017
Property Type: Apartment
Agent Comments: Similar location and apartment

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

203/1 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

\$490,000

Median sale price

Median price

\$557,500	unit	X
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Suburb or locality

Abbotsford

Period - From

01/04/2017	to	30/06/2017
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Source

REIV

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
308/20 Shamrock Street, Abbotsford 3067	\$491,000	20/03/2017
309B/8 Grosvenor Street, Abbotsford 3067	\$472,500	03/07/2017
207/8 Grosvenor Street, Abbotsford 3067	\$445,000	19/06/2017