Statement of Information Single residential property located in the Melbourne metropolitan area

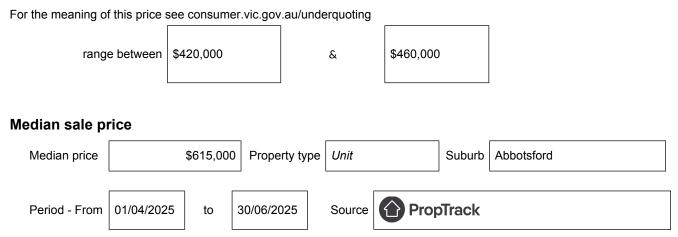
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

929/20 Shamrock Street, Abbotsford, Vic 3067

Indicative selling 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
301/20 Shamrock St, Abbotsford, VIC 3067	\$425,000	18/01/2025
415/20 Shamrock Street, Abbotsford, VIC 3067	\$418,500	27/02/2025
208/18 Grosvenor St, Abbotsford, VIC 3067	\$450,000	04/04/2025

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/07/2025

