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	406/10 Trenerry Crescent Abbotsford VIC 3067

Indicative selling price

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

~~Single Price~~		or range between	$390,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$618,500	Property type	Unit	Suburb	Abbotsford
Period-from	01 Jan 2021	to	31 Dec 2021	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.

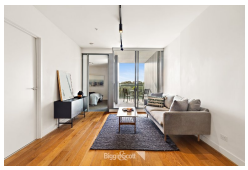
Address of comparable property	Price	Date of sale
504/12 Trenerry Crescent Abbotsford VIC 3067	$430,000	17-Aug-21
109/12 Trenerry Crescent Abbotsford VIC 3067	$394,000	18-Oct-21
605/10 Trenerry Crescent Abbotsford VIC 3067	$455,000	27-Mar-21

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: 18 January 2022

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504/12 Trenerry Crescent Abbotsford VIC 3067

1 1 1

Sold Price **$430,000** Sold Date **17-Aug-21**

Distance **-**



109/12 Trenerry Crescent Abbotsford VIC 3067

1 1 1

Sold Price **$394,000** Sold Date **18-Oct-21**

Distance **-**



605/10 Trenerry Crescent Abbotsford VIC 3067

1 1 1

Sold Price **$455,000** Sold Date **27-Mar-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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