

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

406/88 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2020

to

31 Dec 2020

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

113/88 Trenerry Crescent Abbotsford VIC 3067	\$601,500	14-Dec-20
115/88 Trenerry Crescent Abbotsford VIC 3067	\$798,000	05-Aug-20
509/88 Trenerry Crescent Abbotsford VIC 3067	\$700,000	23-Jul-20

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: 21 January 2021

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113/88 Trenerry Crescent Abbotsford VIC 3067

 2  2  1

Sold Price

^{RS} **\$601,500** Sold Date **14-Dec-20**

Distance -



115/88 Trenerry Crescent Abbotsford VIC 3067

 2  2  1

Sold Price

\$798,000 Sold Date **05-Aug-20**

Distance -



509/88 Trenerry Crescent Abbotsford VIC 3067

 2  2  1

Sold Price

\$700,000 Sold Date **23-Jul-20**

Distance -

Notes from your agent

91 sq m apartment

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

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