

# 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

212/88 Trenerry Crescent, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$710,000

&

\$750,000

### Median sale price

Median price

\$656,750

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2020

to

30/09/2021

Source

REIV

### 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
1	205/125 Turner St, Abbotsford, Vic 3067, Australia	\$778,000	27/11/2021
2	515/88 Trenerry Cr ABBOTSFORD 3067	\$787,500	28/06/2021
3	505/75 Wellington St COLLINGWOOD 3066	\$750,000	23/08/2021

**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 six months.~~

This Statement of Information was prepared on:

21/12/2021 14:58



 2    2    1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

**205/125 Turner St, Abbotsford, Vic 3067,  
Australia (REI)**

**Agent Comments**

 2    2    1

**Price:** \$778,000

**Method:**

**Date:** 27/11/2021

**Property Type:** Apartment



**515/88 Trenerry Cr ABBOTSFORD 3067  
(REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$787,500

**Method:** Sold Before Auction

**Date:** 28/06/2021

**Property Type:** Unit

**Land Size:** 95 sqm approx



**505/75 Wellington St COLLINGWOOD 3066  
(REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 23/08/2021

**Property Type:** Apartment