

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

208/12 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2023

to

31 Aug 2024

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

205/119 TURNER STREET ABBOTSFORD VIC 3067	\$400,000	13-May-24
109/125 TURNER STREET ABBOTSFORD VIC 3067	\$392,000	12-Aug-24
407/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$389,000	24-Jan-24

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: 09 September 2024

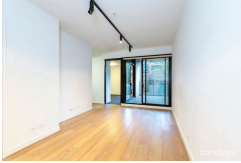


**205/119 TURNER STREET
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$400,000** Sold Date **13-May-24**

Distance **0km**



**109/125 TURNER STREET
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price ^{RS} **\$392,000** Sold Date **12-Aug-24**

Distance **0km**



**407/10 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$389,000** Sold Date **24-Jan-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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