

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

68/84 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$725,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/10/2019

to

31/12/2019

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	209/48 Rose St FITZROY 3065	\$750,000	05/10/2019
2	20/211 Gold St CLIFTON HILL 3068	\$726,000	30/11/2019
3	2/80 Trenerry Cr ABBOTSFORD 3067	\$695,000	03/10/2019

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:

16/03/2020 10:20

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Indicative Selling Price
\$725,000

Median Unit Price
December quarter 2019: \$625,000



2 2 2

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



209/48 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment



20/211 Gold St CLIFTON HILL 3068 (REI/VG)

Agent Comments

2 1 1

Price: \$726,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: Apartment



2/80 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$695,000
Method: Sold Before Auction
Date: 03/10/2019
Property Type: Townhouse (Res)