

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 701B/10 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$547,500 House Unit X Suburb Abbotsford

Period - From 01/01/2017 to 31/12/2017 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	505/10 Trenerry Cr ABBOTSFORD 3067	\$445,000	17/11/2017
2	G08/46 Stanley St COLLINGWOOD 3066	\$430,000	13/12/2017
3	801/1 Acacia Pl ABBOTSFORD 3067	\$415,000	12/12/2017

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.

Benjamin Chrimes

9421 7100

0438285337

bchrimes@hockingstuart.com.au

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2017: \$547,500



1 +
 y 1 1

Rooms: 3**Property Type:** Apartment**Agent Comments**

Seventh floor, one bedroom ((3 x 3m) plus study (2.2 x 2m) total of 55m2 apartment (Inc balcony)

Comparable Properties



505/10 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: \$445,000**Method:** Private Sale**Date:** 17/11/2017**Rooms:** 2**Property Type:** Apartment**Agent Comments**

Same building slightly larger balcony



G08/46 Stanley St COLLINGWOOD 3066 (REI)

1 1 1

Price: \$430,000**Method:** Private Sale**Date:** 13/12/2017**Rooms:** -**Property Type:** Apartment**Agent Comments**

801/1 Acacia Pl ABBOTSFORD 3067 (VG)

1 - -

Price: \$415,000**Method:** Sale**Date:** 12/12/2017**Rooms:** -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments