

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 202/88 Trenerry Crescent, Abbotsford

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$580,000 or range between \$* & \$*

Median sale price

(*Delete house or unit as applicable)

Median price \$558,000 *House *Unit X Suburb Abbotsford
Period - From 01/10/16 to 10/10/17 Source REA Realestate.com

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
114/88 Trenerry Crescent, Abbotsford	\$600,000	21/09/2017
515/88 Trenerry Crescent, Abbotsford	\$666,000	20/09/2017
604/58 Trenerry Crescent, Abbotsford	\$683,000	14/09/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.