

The RayWhite logo is located in the top right corner. It consists of the word "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, set against a solid yellow rectangular background.

RayWhite.

A hand is holding a white signpost with a yellow circular top. The number "15" is printed in a large, grey, sans-serif font on the yellow circle. The background is a blurred green and brown bokeh.

15

A hand is holding a white signpost with a yellow circular top. The number "19" is printed in a large, grey, sans-serif font on the yellow circle. The background is a blurred green and brown bokeh.

19

Statement of information

402/10 TRENERRY CRESCENT, ABBOTSFORD, VIC 3067
PREPARED BY ABDUL ALLOUCHE , RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



402/10 TRENERRY CRESCENT,

2 1 1

Indicative Selling Price

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

Price Range:

\$490,000 to \$539,000

Provided by: Abdul Allouche , Ray White Brunswick

MEDIAN SALE PRICE

ABBOTSFORD, VIC, 3067

Suburb Median Sale Price (Unit)

\$505,000

01 October 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



421/4 ACACIA PL, ABBOTSFORD, VIC 3067

2 1 1

Sale Price

***\$580,000**

Sale Date: 07/03/2024

Distance from Property: 1.8km



9/1 TURNER ST, ABBOTSFORD, VIC 3067

3 1 1

Sale Price

\$499,000

Sale Date: 15/12/2023

Distance from Property: 515m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *E state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

402/10 TRENERRY CRESCENT, ABBOTSFORD, VIC 3067

Indicative selling price

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

Price Range:\$490,000 to \$539,000

Median sale price

Median price

\$505,000

Property type

Unit


Suburb

ABBOTSFORD

Period

01 October 2023 to 31 December 2023

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
421/4 ACACIA PL, ABBOTSFORD, VIC 3067	*\$580,000	07/03/2024
9/1 TURNER ST, ABBOTSFORD, VIC 3067	\$499,000	15/12/2023

This Statement of Information was prepared on: 20/03/2024