

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

104r/88 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$568,000 House Unit X Suburb Abbotsford

Period - From 01/04/2018 to 30/06/2018 Source REIV

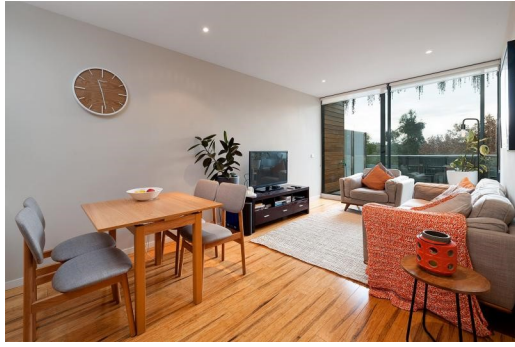
Comparable property sales (*Delete A or B below as applicable)

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	115/88 Trenerry Cr ABBOTSFORD 3067	\$729,000	15/05/2018
2	306/132 Smith St COLLINGWOOD 3066	\$675,000	12/09/2018
3	302/88 Trenerry Cr ABBOTSFORD 3067	\$568,000	18/05/2018

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.



 2
  2
  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$690,000 - \$730,000
Median Unit Price
 June quarter 2018: \$568,000

Comparable Properties



115/88 Trenerry Cr ABBOTSFORD 3067 (REI) **Agent Comments**

 2
  2
  1

Price: \$729,000
Method: Private Sale
Date: 15/05/2018
Rooms: 3
Property Type: Apartment



306/132 Smith St COLLINGWOOD 3066 (REI) **Agent Comments**

 2
  2
  1

Price: \$675,000
Method: Sold Before Auction
Date: 12/09/2018
Rooms: 3
Property Type: Apartment



302/88 Trenerry Cr ABBOTSFORD 3067 (REI) **Agent Comments**

 2
  2
  1

Price: \$568,000
Method: Private Sale
Date: 18/05/2018
Rooms: 3
Property Type: Apartment