

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

410/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

| | | |
|--|--------|-----------|
| 108/125 TURNER STREET ABBOTSFORD VIC 3067 | 390000 | 17-Sep-24 |
| 4/14 TRENERRY CRESCENT ABBOTSFORD VIC 3067 | 375000 | 21-Oct-24 |
| 704/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067 | 420000 | 14-Jan-25 |

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 6 months.

This Statement of Information was prepared on: 04 February 2025



**108/125 TURNER STREET
 ABBOTSFORD VIC 3067**

1 1 1

Sold Price **390000** Sold Date **17-Sep-24**

Distance -



**4/14 TRENERRY CRESCENT
 ABBOTSFORD VIC 3067**

1 1 1

Sold Price **375000** Sold Date **21-Oct-24**

Distance -



**704/10 TRENERRY CRESCENT
 ABBOTSFORD VIC 3067**

1 1 1

Sold Price ^{RS} **420000** Sold Date **14-Jan-25**

Distance -

RS = Recent sale UN = Undisclosed Sale

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