

# 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 101/12 Trenerry Crescent, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$511,500 Property Type Unit Suburb Abbotsford

Period - From 01/04/2024 to 30/06/2024 Source REIV

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

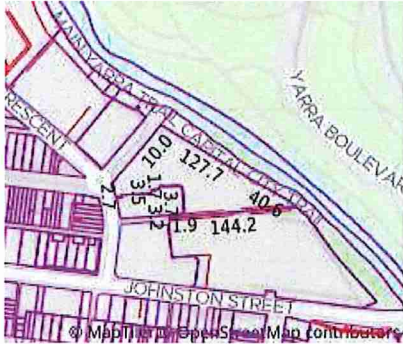
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	708/1 Acacia PI ABBOTSFORD 3067	\$520,000	16/09/2024
2	221/8 Grosvenor St ABBOTSFORD 3067	\$485,000	11/06/2024
3	712/4 Acacia PI ABBOTSFORD 3067	\$545,000	30/01/2024

**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.~~

This Statement of Information was prepared on: 23/09/2024 15:21



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median Unit Price**  
June quarter 2024: \$511,500

## Comparable Properties



**708/1 Acacia PI ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 16/09/2024  
**Rooms:** 4  
**Property Type:** Apartment



**221/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 11/06/2024  
**Property Type:** Apartment



**712/4 Acacia PI ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** Apartment