

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

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2024

to

31 Dec 2024

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

704/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$420,000	14-Jan-25
108/125 TURNER STREET ABBOTSFORD VIC 3067	\$390,000	17-Sep-24
4/14 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$375,000	21-Oct-24

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: 29 January 2025



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

1 1 1

Sold Price ^{RS} **\$420,000** Sold Date **14-Jan-25**

Distance **0km**

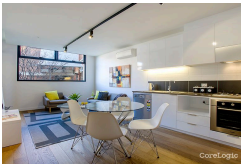


**108/125 TURNER STREET
 ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$390,000** Sold Date **17-Sep-24**

Distance **0km**



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

1 1 1

Sold Price **\$375,000** Sold Date **21-Oct-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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