

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

213/88 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2023

to

31 Mar 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

15/82 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$735,000	07-Dec-23
105/139-143 NOONE STREET CLIFTON HILL VIC 3068	\$680,000	09-Dec-23
101/251 JOHNSTON STREET ABBOTSFORD VIC 3067	\$720,000	22-Aug-23

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: 22 April 2024



**15/82 TRENERRY CRESCENT
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$735,000** Sold Date **07-Dec-23**

Distance **0.05km**



**105/139-143 NOONE STREET
 CLIFTON HILL VIC 3068**

 2  2  1

Sold Price **\$680,000** Sold Date **09-Dec-23**

Distance **0.37km**



**101/251 JOHNSTON STREET
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$720,000** Sold Date **22-Aug-23**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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