

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2024

to

28 Feb 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
704/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	420000	14-Jan-25
108/119 TURNER STREET ABBOTSFORD VIC 3067	380000	03-Feb-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 March 2025



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

1 1 1

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

Distance -



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

1 1 1

Sold Price <sup>RS</sup> **420000** Sold Date **14-Jan-25**

Distance -



**108/119 TURNER STREET  
ABBOTSFORD VIC 3067**

1 1 -

Sold Price <sup>RS</sup> **380000** Sold Date **03-Feb-25**

Distance -

RS = Recent sale UN = Undisclosed Sale

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