

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

403/12 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2021

to

30 Apr 2022

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

406/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$480,000	25-Jan-22
505/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$461,500	18-Dec-21
606/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$465,000	04-Sep-21

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: 13 May 2022

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**406/10 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**
 1  1  1

Sold Price **\$480,000** Sold Date **25-Jan-22**

Distance -


**505/10 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**
 1  1  1

Sold Price **\$461,500** Sold Date **18-Dec-21**

Distance -


**606/10 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**
 1  1  1

Sold Price **\$465,000** Sold Date **04-Sep-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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