

## 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

70/84 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

or range  
between

\$680,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2020

to

31 Aug 2021

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

68/84 Trenerry Crescent Abbotsford VIC 3067	\$705,000	20-Mar-20
73/80 Trenerry Crescent Abbotsford VIC 3067	\$697,500	24-Aug-21
201/56 Nicholson Street Abbotsford VIC 3067	\$760,000	14-Mar-20

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: 15 September 2021



**68/84 Trenerry Crescent  
Abbotsford VIC 3067**

2 2 2

Sold Price **\$705,000** Sold Date **20-Mar-20**

Distance -

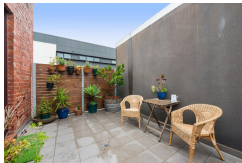


**73/80 Trenerry Crescent  
Abbotsford VIC 3067**

2 2 2

Sold Price <sup>RS</sup> **\$697,500** Sold Date **24-Aug-21**

Distance -



**201/56 Nicholson Street  
Abbotsford VIC 3067**

2 2 2

Sold Price **\$760,000** Sold Date **14-Mar-20**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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