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

215/88 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$780,000					
Median sale p	rice									
Median price	\$575,500	Pro	operty Type	Unit			Suburb	Abbotsford		
Period - From	01/01/2021	to	31/03/2021		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	404/205 Gipps St ABBOTSFORD 3067	\$830,000	14/02/2021
2	610/88 Trenerry Cr ABBOTSFORD 3067	\$750,000	12/05/2021
3	3/659 Victoria St ABBOTSFORD 3067	\$747,000	07/12/2020

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 six months.

This Statement of Information was prepared on:

24/05/2021 12:02









Rooms: 3 Property Type: Apartment Agent Comments David Picking 03 8539 3333 0467 353 333 david@woodproperty.com.au

Indicative Selling Price \$750,000 - \$780,000 Median Unit Price March quarter 2021: \$575,500

Comparable Properties



404/205 Gipps St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$830,000 Method: Sold Before Auction Date: 14/02/2021 Property Type: Apartment



610/88 Trenerry Cr ABBOTSFORD 3067 (REI) A

Agent Comments



Price: \$750,000 Method: Sold Before Auction Date: 12/05/2021 Property Type: Unit



3/659 Victoria St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$747,000 Method: Private Sale Date: 07/12/2020 Property Type: Apartment

Account - Wood Property | P: 03 8539 3333





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.