

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

418/88 TRENNERY 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2022

to

28 Feb 2023

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

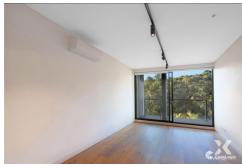
Date of sale

122/125 TURNER STREET ABBOTSFORD VIC 3067	\$730,000	08-Feb-23
208/125 TURNER STREET ABBOTSFORD VIC 3067	\$749,999	14-Oct-22
39/85 NICHOLSON STREET ABBOTSFORD VIC 3067	\$795,000	25-Oct-22

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: 23 March 2023


**122/125 TURNER STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price \$730,000 Sold Date 08-Feb-23
Distance 0.28km

**208/125 TURNER STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price \$749,999 Sold Date 14-Oct-22
Distance 0.28km

**39/85 NICHOLSON STREET
ABBOTSFORD VIC 3067**

2 2 1

Sold Price \$795,000 Sold Date 25-Oct-22
Distance 1.01km

**312/338 GORE STREET FITZROY
VIC 3065**

2 2 1

Sold Price \$725,000 Sold Date 16-Nov-22
Distance 1.32km
RS = Recent sale

UN = Undisclosed Sale

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