

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

314/88 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

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2023

to

31 Mar 2024

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

102/372 JOHNSTON STREET ABBOTSFORD VIC 3067	\$540,000	17-Oct-22
2/6-8 CHARLOTTE STREET COLLINGWOOD VIC 3066	\$550,000	17-Feb-24
103/58 QUEENS PARADE FITZROY NORTH VIC 3068	\$536,000	28-Dec-23

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: 03 April 2024

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**102/372 JOHNSTON STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$540,000** Sold Date **17-Oct-22**

Distance **0.27km**



**2/6-8 CHARLOTTE STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **17-Feb-24**

Distance **0.85km**



**103/58 QUEENS PARADE FITZROY
NORTH VIC 3068**

2 1 1

Sold Price **\$536,000** Sold Date **28-Dec-23**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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