

# 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

608H/12 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2020 to 30/09/2020 Source 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.

	Address of comparable property	Price	Date of sale
1	27/36 Egan St RICHMOND 3121	\$515,000	20/05/2020
2	515/30 Burnley St RICHMOND 3121	\$510,000	09/10/2020
3	1/165 Gipps St ABBOTSFORD 3067	\$505,000	02/07/2020

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:

27/10/2020 17:57

 2
  1
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

September quarter 2020: \$670,000

## Comparable Properties



**27/36 Egan St RICHMOND 3121 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 20/05/2020

**Rooms:** 3

**Property Type:** Apartment



**515/30 Burnley St RICHMOND 3121 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** Apartment



**1/165 Gipps St ABBOTSFORD 3067 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$505,000

**Method:** Sold Before Auction

**Date:** 02/07/2020

**Rooms:** 3

**Property Type:** Apartment