

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	508/12 Trenerry Crescent, Abbotsford, VIC 3067
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$500,000	&	\$525,000
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Median sale price

Median price	\$474,000	Property Type	Apartment	Suburb	Abbotsford (3067)
Period - From	18/07/2022	to	18/07/2023	Source	www.propertydata.com.au

Comparable property sales

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
105/10 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$580,000	21/02/2022
702/10 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$540,000	11/03/2021
304/12 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$565,000	01/10/2022

This Statement of Information was prepared on: 18/07/2023