

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

64/80 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$458,000

Median sale price

Median price

\$608,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2020

to

30/06/2020

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	29/26-36 High St NORTHCOTE 3070	\$456,500	26/06/2020
2	202/45 York St RICHMOND 3121	\$443,000	15/05/2020
3	10/187 Mckean St FITZROY NORTH 3068	\$423,000	18/07/2020

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:

05/10/2020 15:38



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$458,000

Median Unit Price

June quarter 2020: \$608,000

Comparable Properties



29/26-36 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$456,500

Method: Sold Before Auction

Date: 26/06/2020

Property Type: Apartment



202/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$443,000

Method: Private Sale

Date: 15/05/2020

Property Type: Apartment



10/187 Mckean St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$423,000

Method: Private Sale

Date: 18/07/2020

Property Type: Apartment