

# 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

301/88 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)

Single price

\$575,000

### Median sale price

Median price

\$666,750

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2021

to

30/06/2021

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	302/1 Turner St ABBOTSFORD 3067	\$595,000	20/09/2021
2	104/6 Acacia Pl ABBOTSFORD 3067	\$580,888	29/07/2021
3	9/18 Nicholson St ABBOTSFORD 3067	\$535,000	19/05/2021

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:

13/10/2021 17:17

301/88 Trenerry Crescent, Abbotsford Vic 3067

Domenic Zanellini

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**Indicative Selling Price**

\$575,000

**Median Unit Price**

June quarter 2021: \$666,750



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**302/1 Turner St ABBOTSFORD 3067 (REI)**

Agent Comments

 2  2  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 20/09/2021

**Property Type:** Apartment



**104/6 Acacia Pl ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$580,888

**Method:** Private Sale

**Date:** 29/07/2021

**Property Type:** Apartment



**9/18 Nicholson St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 19/05/2021

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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