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 | nrica saa | consumer vic dov au | /underguoting |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$575,000

Median sale price

| Median price | \$666,750 | Pro | perty Type Unit | t | | Suburb | Abbotsford |
|---------------|------------|-----|-----------------|----|------|--------|------------|
| Period - From | 01/04/2021 | to | 30/06/2021 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 302/1 Turner St ABBOTSFORD 3067 | \$595,000 | 20/09/2021 |
| 2 | 104/6 Acacia PI ABBOTSFORD 3067 | \$580,888 | 29/07/2021 |
| 3 | 9/18 Nicholson St ABBOTSFORD 3067 | \$535,000 | 19/05/2021 |

OR

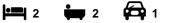
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/10/2021 17:17







Property Type: Apartment Agent Comments

Domenic Zanellini 03 9347 1170 0404 878 879 domenic.zanellini@belleproperty.com

> Indicative Selling Price \$575,000 Median Unit Price June quarter 2021: \$666,750

Comparable Properties



302/1 Turner St ABBOTSFORD 3067 (REI)



Price: \$595,000 Method: Private Sale Date: 20/09/2021 Property Type: Apartment



104/6 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$580,888 Method: Private Sale Date: 29/07/2021 Property Type: Apartment



9/18 Nicholson St ABBOTSFORD 3067 (REI/VG) Agent Comments

Agent Comments



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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