

# 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 16/88 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 \$570,000

### Median sale price

Median price \$522,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2019

to 31/03/2020

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	604A/609 Victoria St ABBOTSFORD 3067	\$560,000	15/02/2020
2	305/5 Flockhart St ABBOTSFORD 3067	\$560,000	25/01/2020
3	103/118 Vere St ABBOTSFORD 3067	\$560,000	03/02/2020

**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:

30/06/2020 10:49

16/88 Trenerry Crescent, Abbotsford Vic 3067

Lisa Roberts  
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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$570,000  
**Median Unit Price**  
Year ending March 2020: \$522,000

## Comparable Properties



**604A/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

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**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 15/02/2020  
**Property Type:** Apartment

**305/5 Flockhart St ABBOTSFORD 3067 (VG)**

**Agent Comments**

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**Price:** \$560,000  
**Method:** Sale  
**Date:** 25/01/2020  
**Property Type:** Strata Unit/Flat

**103/118 Vere St ABBOTSFORD 3067 (VG)**

**Agent Comments**

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**Price:** \$560,000  
**Method:** Sale  
**Date:** 03/02/2020  
**Property Type:** Strata Unit/Flat

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.