

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

104/10 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$536,500

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2018

to 30/09/2019

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	209T/70 Stanley St COLLINGWOOD 3066	\$543,000	01/10/2019
2	821/20 Shamrock St ABBOTSFORD 3067	\$530,000	25/06/2019
3	326/20 Shamrock St ABBOTSFORD 3067	\$527,000	21/09/2019

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:

08/11/2019 12:37



Property Type:
Agent Comments

Indicative Selling Price
\$515,000
Median Unit Price
Year ending September 2019: \$536,500

Comparable Properties



209T/70 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$543,000
Method: Private Sale
Date: 01/10/2019
Property Type: Apartment



821/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$530,000
Method: Private Sale
Date: 25/06/2019
Property Type: Apartment



326/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$527,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Apartment