

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	ppert	v offere	d for sale
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Address	104r Trenerry Crescent, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$730,000	&	\$765,000

Median sale price

Median price	\$568,000	Hou	se	Unit)	X		Suburb	Abbotsford
Period - From	01/04/2018	to	30/06/2018		5	Source	REIV		

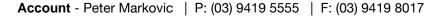
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	16d Mollison St ABBOTSFORD 3067	\$765,000	30/06/2018
2	210/125 Turner St ABBOTSFORD 3067	\$760,000	28/07/2018
3	115/88 Trenerry Cr ABBOTSFORD 3067	\$729,000	15/05/2018

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.







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Rooms: **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$730,000 - \$765,000 **Median Unit Price** June quarter 2018: \$568,000

Comparable Properties



16d Mollison St ABBOTSFORD 3067 (REI)



Price: \$765,000 Method: Auction Sale Date: 30/06/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



210/125 Turner St ABBOTSFORD 3067 (REI)

——— 2







Agent Comments

Price: \$760,000 Method: Auction Sale Date: 28/07/2018 Rooms: -

Property Type: Apartment

115/88 Trenerry Cr ABBOTSFORD 3067 (REI)

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Agent Comments

Price: \$729,000 Method: Private Sale Date: 15/05/2018

Rooms: 3

Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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