

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

214/88 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$499,000 Property Type Unit Suburb Abbotsford

Period - From 09/07/2023 to 08/07/2024 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	3/8 Forest St COLLINGWOOD 3066	\$705,000	11/05/2024
2	107/63 William St ABBOTSFORD 3067	\$685,000	16/03/2024
3	213/88 Trenerry Cr ABBOTSFORD 3067	\$668,000	14/05/2024

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:

09/07/2024 11:38



2
 2
 1

Property Type: Apartment

Agent Comments

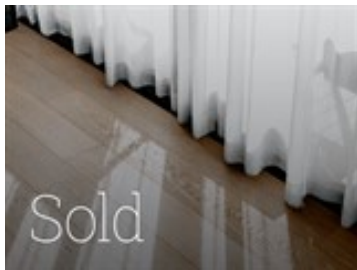
Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

09/07/2023 - 08/07/2024: \$499,000

Comparable Properties



3/8 Forest St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2
 1
 1

Price: \$705,000

Method: Private Sale

Date: 11/05/2024

Property Type: Apartment



107/63 William St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2
 1
 1

Price: \$685,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Apartment

213/88 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

2
 2
 1

Price: \$668,000

Method: Private Sale

Date: 14/05/2024

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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