

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

4/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,750

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

302/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$569,000	11-Feb-22
201/88 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$580,000	22-Oct-21

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 6 months.

This Statement of Information was prepared on: 28 April 2022

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**302/12 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$569,000** Sold Date **11-Feb-22**

Distance -

**201/88 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$580,000** Sold Date **22-Oct-21**

Distance -

Notes from your agent

RS = Recent sale UN = Undisclosed Sale

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