

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

H605/12 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price \$439,000

Median sale price

Median price \$531,995

House

Unit

X

Suburb

Abbotsford

Period - From 01/10/2016

to 30/09/2017

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	104/11 Hoddle St COLLINGWOOD 3066	\$440,000	06/09/2017
2	103/55-65 Islington St COLLINGWOOD 3066	\$420,000	29/08/2017
3	318/20 Shamrock St ABBOTSFORD 3067	\$420,000	17/07/2017

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.



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



104/11 Hoddle St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$440,000
Method: Sold Before Auction
Date: 06/09/2017
Rooms: 2
Property Type: Apartment



103/55-65 Islington St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 29/08/2017
Rooms: 3
Property Type: Apartment

318/20 Shamrock St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 17/07/2017
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit