

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

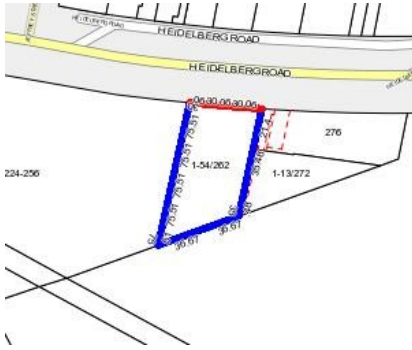
#### Comparable property sales (\*Delete A or B below as applicable)

**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	114/88 Trenerry Cr ABBOTSFORD 3067	\$600,000	21/09/2017
2	504/8 Breavington Way NORTHCOTE 3070	\$580,000	12/10/2017
3	B703/10 Trenerry Cr ABBOTSFORD 3067	\$558,000	24/07/2017

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:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$550,000 - \$580,000  
**Median Unit Price**  
 Year ending September 2017: \$612,000

## Comparable Properties



**114/88 Trenerry Cr ABBOTSFORD 3067 (REI)** [Agent Comments](#)



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 21/09/2017  
**Rooms:** -  
**Property Type:** Apartment



**504/8 Breavington Way NORTHCOTE 3070 (REI)** [Agent Comments](#)



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 12/10/2017  
**Rooms:** 4  
**Property Type:** Apartment



**B703/10 Trenerry Cr ABBOTSFORD 3067 (REI)** [Agent Comments](#)



**Price:** \$558,000  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** -  
**Property Type:** Apartment