

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

26b/8 Trenerry Crescent, Abbotsford Vic 3067
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Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$546,500

 House

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 Unit

X

 Suburb

Abbotsford

Period - From

01/04/2017

 to

31/03/2018

 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		
2		
3		

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: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$579,000
Median Unit Price
Year ending March 2018: \$546,500

Comparable Properties



55/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 07/04/2018
Rooms: 2
Property Type: Apartment
Land Size: 13367 sqm approx



301/181 Smith St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$567,500
Method: Private Sale
Date: 26/02/2018
Rooms: -
Property Type: Apartment

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.