

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

309/12 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$555,000

House

Unit

X

Suburb

Abbotsford

Period - From

01/10/2017

to

30/09/2018

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	21a Grant St CLIFTON HILL 3068	\$400,000	29/11/2018
2	1/10 Burnley St RICHMOND 3121	\$383,000	25/10/2018
3	405B/609 Victoria St ABBOTSFORD 3067	\$381,400	15/12/2018

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.



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
Year ending September 2018: \$555,000

Comparable Properties

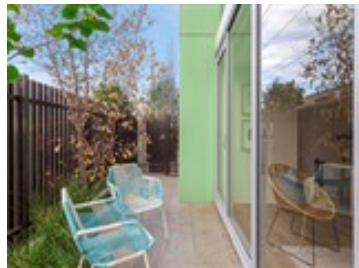


21a Grant St CLIFTON HILL 3068 (REI)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 29/11/2018
Rooms: -
Property Type: Apartment



1/10 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$383,000
Method: Private Sale
Date: 25/10/2018
Rooms: -
Property Type: Apartment



405B/609 Victoria St ABBOTSFORD 3067 (REI) **Agent Comments**

1 1 1

Price: \$381,400
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: Apartment