## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Proper Proper	ty o	ffered	for	sale
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Address Including suburb and postcode	73/80 Trenerry Crescent, Abbotsford Vic 3067

#### Indicative selling price

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

Single price \$695,000

#### Median sale price

Median price	\$648,000	Pro	perty Type	Unit		Suburb	Abbotsford
Period - From	01/07/2020	to	30/06/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	7/14 Johnson St RICHMOND 3121	\$705,000	03/07/2021
2	6/88 Trenerry Cr ABBOTSFORD 3067	\$740,999	16/03/2021
3			

#### OR

В\* 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.

This Statement of Information was prepared on:	02/08/2021 09:46











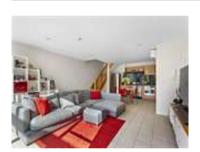


Property Type: Townhouse (Res)

**Agent Comments** 

Indicative Selling Price \$695,000 Median Unit Price Year ending June 2021: \$648,000

# Comparable Properties



7/14 Johnson St RICHMOND 3121 (REI)

**–** 2





**Agent Comments** 

**Price:** \$705,000 **Method:** Private Sale **Date:** 03/07/2021

Property Type: Townhouse (Single)



6/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG) Agent Comments

**├**── 2





Price: \$740,999

Method: Sold Before Auction

Date: 16/03/2021

Property Type: Townhouse (Res)

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.

**Account** - Biggin & Scott | P: 03 9429 9177



