

# 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 73/80 Trenerry Crescent, Abbotsford Vic 3067

### Indicative selling price

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

Single price \$695,000

### Median sale price

Median price \$648,000

Property 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 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	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

~~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.~~

This Statement of Information was prepared on:

02/08/2021 09:46



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**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)

Agent Comments

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**Price:** \$705,000

**Method:** Private Sale

**Date:** 03/07/2021

**Property Type:** Townhouse (Single)



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

Agent Comments

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**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.