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	905/10 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between $450,000 & $470,000

Median sale price

Median price $416,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2023 to 31/03/2023 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	707/10 Trenerry Cr ABBOTSFORD 3067	$481,500	15/02/2023
2	201/31 Napoleon St COLLINGWOOD 3066	$452,500	28/12/2022
3	214/251 Johnston St ABBOTSFORD 3067	$445,000	02/05/2023

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: 31/05/2023 11:15

905/10 Trenerry Crescent, Abbotsford Vic 3067



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Property Type:
Agent Comments

Indicative Selling Price
$450,000 - $470,000
Median Unit Price
March quarter 2023: $416,000

Comparable Properties



707/10 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: $481,500
Method: Private Sale
Date: 15/02/2023
Property Type: Apartment

Agent Comments



201/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $452,500
Method: Private Sale
Date: 28/12/2022
Property Type: Unit

Agent Comments

214/251 Johnston St ABBOTSFORD 3067 (REI)

1 1 1

Price: $445,000
Method: Private Sale
Date: 02/05/2023
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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