

# 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 704/10 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)

Price Range

\$420,000

&

\$430,000

### Median sale price

Median price

\$412,000

Property Type

Apartment

Suburb

Abbotsford (3067)

Period - From

03/09/2017

to

03/09/2018

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

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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
701/10 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$440,000	30/04/2018
505/10 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$445,000	25/11/2017
304/10 TRENERRY CRESCENT, ABBOTSFORD VIC 3067	\$440,000	23/02/2017

This Statement of Information was prepared on: 30/03/2021