## 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

131/56 Nicholson Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,140,000		&		\$1,170,000			
Median sale p	rice							
Median price	\$1,280,000	Pro	operty Type	Hou	se		Suburb	Abbotsford
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/2 Waterloo PI RICHMOND 3121	\$1,230,000	29/09/2021
2	8/43 Nicholson St ABBOTSFORD 3067	\$1,220,000	02/07/2021
3	4/43 Nicholson St ABBOTSFORD 3067	\$1,220,000	10/07/2021

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:

06/10/2021 17:23









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,140,000 - \$1,170,000 Median House Price Year ending June 2021: \$1,280,000

# **Comparable Properties**



5/2 Waterloo PI RICHMOND 3121 (REI)



Price: \$1,230,000 Method: Auction Sale Date: 29/09/2021 Property Type: Apartment Agent Comments

8/43 Nicholson St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$1,220,000 Method: Sale Date: 02/07/2021 Property Type: Strata Unit/Flat

4/43 Nicholson St ABBOTSFORD 3067 (VG)

- <del>A</del>

Agent Comments



Price: \$1,220,000 Method: Sale Date: 10/07/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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