

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 consumer.vic.gov.au/underquoting

Range between \$1,140,000

&

\$1,170,000

Median sale price

Median price \$1,280,000

Property Type House

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	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



3 2 2

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)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Auction Sale

Date: 29/09/2021

Property Type: Apartment

8/43 Nicholson St ABBOTSFORD 3067 (VG)

Agent Comments

3 - -

Price: \$1,220,000

Method: Sale

Date: 02/07/2021

Property Type: Strata Unit/Flat

4/43 Nicholson St ABBOTSFORD 3067 (VG)

Agent Comments

3 - -

Price: \$1,220,000

Method: Sale

Date: 10/07/2021

Property Type: Flat/Unit/Apartment (Res)