

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

202/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$692,500

Property Type

Unit

Suburb

Abbotsford

Period - From

01/01/2021

to

31/12/2021

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	4/22 Buckingham St RICHMOND 3121	\$750,000	14/10/2021
2	4/17 Kent St RICHMOND 3121	\$749,000	27/01/2022
3	8 Islington St COLLINGWOOD 3066	\$715,000	06/12/2021

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:

09/03/2022 07:01



2
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$695,000

Median Unit Price

Year ending December 2021: \$692,500

Comparable Properties



4/22 Buckingham St RICHMOND 3121 (REI/VG) Agent Comments

2
 2
 1

Price: \$750,000

Method: Auction Sale

Date: 14/10/2021

Property Type: Townhouse (Res)



4/17 Kent St RICHMOND 3121 (REI)

Agent Comments

2
 2
 1

Price: \$749,000

Method: Private Sale

Date: 27/01/2022

Property Type: Townhouse (Single)

Land Size: 59 sqm approx

8 Islington St COLLINGWOOD 3066 (VG)

Agent Comments

2
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Price: \$715,000

Method: Sale

Date: 06/12/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Biggin & Scott | P: 03 9429 9177