

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

121/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Abbotsford

Period - From 01/07/2023 to 30/09/2023 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	16b Mollison St ABBOTSFORD 3067	\$810,000	19/08/2023
2	4/37 Davison St RICHMOND 3121	\$760,000	20/08/2023
3	7/69 River St RICHMOND 3121	\$760,000	31/07/2023

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: 17/10/2023 10:20



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

September quarter 2023: \$1,320,000

Comparable Properties



16b Mollison St ABBOTSFORD 3067 (REI)

Agent Comments

 2  2  1

Price: \$810,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)



4/37 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Private Sale

Date: 20/08/2023

Property Type: Townhouse (Res)



7/69 River St RICHMOND 3121 (VG)

Agent Comments

 2  -  -

Price: \$760,000

Method: Sale

Date: 31/07/2023

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

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