

## 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

18/85 NICHOLSON STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

16 BREWERY LANE COLLINGWOOD VIC 3066	\$875,000	16-Dec-23
27/86 QUEENS PARADE FITZROY NORTH VIC 3068	\$900,000	18-Mar-24

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 6 months.

This Statement of Information was prepared on: 11 June 2024

**16 BREWERY LANE  
COLLINGWOOD VIC 3066**

3 2 1

Sold Price **\$875,000** Sold Date **16-Dec-23**Distance **0.8km****27/86 QUEENS PARADE FITZROY  
NORTH VIC 3068**

3 2 1

Sold Price **\$900,000** Sold Date **18-Mar-24**Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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