

# 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

194 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)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Abbotsford

Period - From 01/10/2023 to 31/12/2023 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	128 Highett St RICHMOND 3121	\$2,000,000	16/10/2023
2	101 Buckingham St RICHMOND 3121	\$1,930,000	02/12/2023
3	73 Gold St COLLINGWOOD 3066	\$1,850,000	18/11/2023

**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:

28/02/2024 15:19



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**Property Type:** House  
**Land Size:** 202 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2023: \$1,300,000

## Comparable Properties



128 Highett St RICHMOND 3121 (VG)

**Agent Comments**

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**Price:** \$2,000,000  
**Method:** Sale  
**Date:** 16/10/2023  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 217 sqm approx



101 Buckingham St RICHMOND 3121 (REI)

**Agent Comments**

 3    2    1

**Price:** \$1,930,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)



73 Gold St COLLINGWOOD 3066 (REI)

**Agent Comments**

 3    2    -

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199