# 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 Nicholson Street, Abbotsford Vic 3067

#### Indicative selling price

For the meaning	of this price see	e consumer.vic	.gov.au	ı/underquo	ting		
Range betweer	\$900,000	&	&		\$990,000		
Median sale pr	rice						
Median price	\$1,225,000	Property Ty	be Hou	use		Suburb	Abbotsford
Period - From	01/04/2023	to 30/06/20	)23	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	28 Church St ABBOTSFORD 3067	\$985,000	14/05/2023
2	31 Charles St ABBOTSFORD 3067	\$930,000	22/06/2023
3			

OR

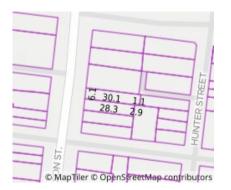
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/10/2023 08:45









**Property Type:** Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2023: \$1,225,000

# **Comparable Properties**



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.

Account - BigginScott | P: 03 9426 4000





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