Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	29/85 Nicholson Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$517,500	Pro	perty Type	Unit		Suburb	Abbotsford
Period - From	01/12/2022	to	30/11/2023		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

Add	dress of comparable property	Price	Date of sale
1	222/15 Lithgow St ABBOTSFORD 3067	\$997,500	28/10/2023
2	25/85 Nicholson St ABBOTSFORD 3067	\$950,000	30/08/2023
3	28/85 Nicholson St ABBOTSFORD 3067	\$950,000	03/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2023 13:43







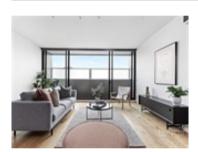






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$940,000 - \$980,000 Median Unit Price 01/12/2022 - 30/11/2023: \$517,500

Comparable Properties



222/15 Lithgow St ABBOTSFORD 3067 (REI)

3





Agent Comments

Price: \$997,500 Method: Auction Sale Date: 28/10/2023

Property Type: Apartment



25/85 Nicholson St ABBOTSFORD 3067

(REI/VG)





3 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Townhouse (Res)

Agent Comments

28/85 Nicholson St ABBOTSFORD 3067

(REI/VG)

1 3





Price: \$950,000 Method: Private Sale Date: 03/06/2023

Property Type: Townhouse (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000



