

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 29/85 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$940,000 & \$980,000

Median sale price

Median price \$517,500 Property 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	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 comparable properties 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) Agent Comments



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



25/85 Nicholson St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 30/08/2023
Property Type: Townhouse (Res)

28/85 Nicholson St ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$950,000
Method: Private Sale
Date: 03/06/2023
Property Type: Townhouse (Res)

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