

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 3/47 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$621,000 Property Type Townhouse Suburb Abbotsford

Period - From 20/02/2023 to 19/02/2024 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	244 Langridge St ABBOTSFORD 3067	\$1,200,000	22/01/2024
2	43 Laity St RICHMOND 3121	\$1,200,000	28/10/2023
3	383 Highett St RICHMOND 3121	\$1,150,000	03/11/2023

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: 20/02/2024 16:30



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median Townhouse Price

20/02/2023 - 19/02/2024: \$621,000

Comparable Properties



244 Langridge St ABBOTSFORD 3067 (REI)

Agent Comments

3 3 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 22/01/2024

Property Type: Townhouse (Res)



43 Laity St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 28/10/2023

Property Type: House

Land Size: 97 sqm approx



383 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Private Sale

Date: 03/11/2023

Property Type: House

Land Size: 95 sqm approx

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