

# 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

7/43 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 \$1,090,000 & \$1,150,000

### Median sale price

Median price \$449,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2024 to 31/03/2024 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	25 Raphael St ABBOTSFORD 3067	\$1,075,000	14/03/2024
2	101b Park St ABBOTSFORD 3067	\$1,190,000	26/03/2024
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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: 30/04/2024 11:31



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**25 Raphael St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,075,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** House (Res)



**101b Park St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 26/03/2024

**Property Type:** Townhouse (Res)

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.