## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

97 Nicholson Street, Abbotsford Vic 3067

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$524,500	Pro	perty Type T	ownhouse		Suburb	Abbotsford
Period - From	15/05/2024	to	14/05/2025	S	ource	Property	v Data

# 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.

Ad	dress of comparable property	Price	Date of sale
1	131 Coppin St RICHMOND 3121	\$1,503,000	10/05/2025
2	127 Yarra St ABBOTSFORD 3067	\$1,385,000	11/04/2025
3	4/8b Park St ABBOTSFORD 3067	\$1,640,000	12/02/2025

#### 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:	15/05/2025 09:30









Rooms: 4

Property Type: House (Res) Land Size: 150 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median Townhouse Price** 15/05/2024 - 14/05/2025: \$524,500

# Comparable Properties



131 Coppin St RICHMOND 3121 (REI)

Price: \$1,503,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res)

**Agent Comments** 



127 Yarra St ABBOTSFORD 3067 (REI)

3



Price: \$1,385,000 Method: Private Sale Date: 11/04/2025

Property Type: Townhouse (Single)

**Agent Comments** 



4/8b Park St ABBOTSFORD 3067 (REI/VG)

Price: \$1,640,000 Method: Private Sale Date: 12/02/2025 Property Type: House



**Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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