

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	5/228 Nicholson Street, Abbotsford Vic 3067
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Indicative selling price

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

Single price \$495,000

Median sale price

Median price	\$630,000	Hou	ıse See	Unit	х	Sub	urb	Abbotsford
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

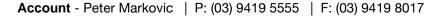
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/36 Davison St RICHMOND 3121	\$505,000	15/09/2018
2	509/10-16 Trenerry Cr ABBOTSFORD 3067	\$495,000	14/02/2019
3	11/165 Gipps St ABBOTSFORD 3067	\$481,500	23/02/2019

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.







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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$495,000 Median Unit Price December quarter 2018: \$630,000

Comparable Properties



4/36 Davison St RICHMOND 3121 (REI)

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A 1

Price: \$505,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: Apartment

Agent Comments



509/10-16 Trenerry Cr ABBOTSFORD 3067

(REI)





Price: \$495,000 Method: Private Sale Date: 14/02/2019

Rooms: 4

Property Type: Apartment

Agent Comments



11/165 Gipps St ABBOTSFORD 3067 (REI)

– 2



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Price: \$481,500 Method: Auction Sale Date: 23/02/2019

Rooms: 3

Property Type: Apartment

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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