

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

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

House

Unit

X

Suburb

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.

	Address 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.



 2  1 

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)

Agent Comments

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Price: \$505,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Apartment



509/10-16 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$495,000
Method: Private Sale
Date: 14/02/2019
Rooms: 4
Property Type: Apartment



11/165 Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

 2  1  1

Price: \$481,500
Method: Auction Sale
Date: 23/02/2019
Rooms: 3
Property Type: Apartment