

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

2/43 Nicholson Street Abbotsford VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

216/56 Nicholson Street Abbotsford VIC 3067	\$1,400,000	11-May-21
65A Park Street Abbotsford VIC 3067	\$1,320,000	12-Nov-20
24 Raphael Street Abbotsford VIC 3067	\$1,300,000	22-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 19 October 2021



**216/56 Nicholson Street
 Abbotsford VIC 3067**

 3  2  2

Sold Price **\$1,400,000** Sold Date **11-May-21**

Distance **0.08km**

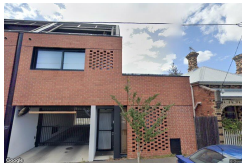


**65A Park Street Abbotsford VIC
 3067**

 3  3  1

Sold Price **\$1,320,000** Sold Date **12-Nov-20**

Distance **0.23km**



**24 Raphael Street Abbotsford VIC
 3067**

 3  2  1

Sold Price **\$1,300,000** Sold Date **22-Dec-20**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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