

# 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

|   |
|---|
| UNIT 201, 56 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) (\*Delete single price or range as applicable)

Range between \$745,000 & \$800,000

### Median sale price

Median price \$590,000 Property type UNIT Suburb ABBOTSFORD

Period - From 1<sup>st</sup> Oct 2019 to 31<sup>st</sup> Dec 2019 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. Unit 105, 56 Nicholson Street, Abbotsford | \$781,000 | 9/12/19      |
| 2. Unit 28, 69 River Street, Richmond        | \$740,000 | 16/10/19     |
| 3. Unit 144, 158 Smith Street, Collingwood   | \$808,000 | 2/10/19      |

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: 18<sup>th</sup> February 2020