Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/42 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale pi	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/5-7 Princes St ABBOTSFORD 3067	\$446,000	30/11/2019
2	12/39-45 Somerset St RICHMOND 3121	\$446,000	15/02/2020
3	LG03/11 Shamrock St ABBOTSFORD 3067	\$420,000	24/09/2019

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.

This Statement of Information was prepared on:

06/03/2020 11:43



5/42 Nicholson Street, Abbotsford Vic 3067

COLLINS SIMMS



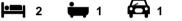


Property Type: Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price December quarter 2019: \$625,000

Comparable Properties



6/5-7 Princes St ABBOTSFORD 3067 (REI)



Price: \$446,000 Method: Auction Sale Date: 30/11/2019 Rooms: 3 Property Type: Apartment

12/39-45 Somerset St RICHMOND 3121 (REI)

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Agent Comments

Agent Comments



Price: \$446,000 Method: Auction Sale Date: 15/02/2020 Rooms: 3 Property Type: Apartment

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LG03/11 Shamrock St ABBOTSFORD 3067 Age (REI)



Price: \$420,000 Method: Sale by Tender Date: 24/09/2019 Rooms: 3 Property Type: Apartment Agent Comments

Account - Collins Simms | P: 03 9421 1173 | F: 03 9241 1153



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.