

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

5/42 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2019

to 31/12/2019

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	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



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)

Agent Comments



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



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

Agent Comments



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



LG03/11 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments



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