

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

105/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$536,500

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2018

to 30/09/2019

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	39/85 Nicholson St ABBOTSFORD 3067	\$760,000	23/07/2019
2	55/69 Palmer St RICHMOND 3121	\$740,000	12/09/2019
3	614/1 Acacia Pl ABBOTSFORD 3067	\$740,000	04/10/2019

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:

08/11/2019 15:16



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending September 2019: \$536,500

Comparable Properties



39/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$760,000

Method: Sale by Tender

Date: 23/07/2019

Rooms: 3

Property Type: Apartment



55/69 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 12/09/2019

Property Type: Apartment

Land Size: 2 sqm approx



614/1 Acacia Pl ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 04/10/2019

Property Type: Apartment