

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

1/243 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Abbotsford

Period - From

28/10/2021

to

27/10/2022

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	2/288 Langridge St ABBOTSFORD 3067	\$335,000	22/06/2022
2	10/96 York St RICHMOND 3121	\$300,000	13/09/2022
3	3/70 Buckingham St RICHMOND 3121	\$295,000	20/10/2022

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:

28/10/2022 10:19



Property Type:
Agent Comments

Indicative Selling Price
\$289,000

Median Unit Price
28/10/2021 - 27/10/2022: \$550,000

Comparable Properties



2/288 Langridge St ABBOTSFORD 3067 (REI) **Agent Comments**



Price: \$335,000
Method: Private Sale
Date: 22/06/2022
Property Type: Apartment



10/96 York St RICHMOND 3121 (REI) **Agent Comments**



Price: \$300,000
Method: Private Sale
Date: 13/09/2022
Property Type: Apartment



3/70 Buckingham St RICHMOND 3121 (REI) **Agent Comments**



Price: \$295,000
Method: Private Sale
Date: 20/10/2022
Property Type: Apartment

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