

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$425,000 & \$465,000

### Median sale price

Median price \$596,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2024 to 31/12/2024 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	402/229 Bridge Rd RICHMOND 3121	\$420,000	04/11/2024
2	221/14 David St RICHMOND 3121	\$462,000	21/09/2024
3	504/486 Victoria St RICHMOND 3121	\$475,000	06/12/2024

**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: 13/02/2025 10:04

5/42 Nicholson Street, Abbotsford Vic 3067

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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$425,000 - \$465,000  
**Median Unit Price**  
December quarter 2024: \$596,000

## Comparable Properties



**402/229 Bridge Rd RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

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**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** Apartment  
**Land Size:** 60 sqm approx

**221/14 David St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

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**Price:** \$462,000  
**Method:** Private Sale  
**Date:** 21/09/2024  
**Property Type:** Apartment



**504/486 Victoria St RICHMOND 3121 (REI)**

[Agent Comments](#)

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**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 06/12/2024  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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