

# 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

6/85 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 \$960,000 & \$1,020,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Abbotsford

Period - From 01/04/2021 to 31/03/2022 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	124/56 Nicholson St ABBOTSFORD 3067	\$1,175,000	01/12/2021
2	6 Coppin St RICHMOND 3121	\$1,050,000	25/03/2022
3	13/85 Nicholson St ABBOTSFORD 3067	\$942,500	12/03/2022

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:

12/05/2022 16:10



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,020,000  
**Median House Price**  
Year ending March 2022: \$1,450,000

## Comparable Properties



**124/56 Nicholson St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**



**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 01/12/2021  
**Property Type:** Townhouse (Res)



**6 Coppin St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2022  
**Property Type:** Townhouse (Res)



**13/85 Nicholson St ABBOTSFORD 3067 (REI)**

**Agent Comments**



**Price:** \$942,500  
**Method:** Private Sale  
**Date:** 12/03/2022  
**Property Type:** Townhouse (Single)

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088