

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

Address Including suburb and postcode	1/42 Nicholson Street, Abbotsford
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price		or range between	\$460,000	&	\$506,000
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### Median sale price

Median price	\$	Apartment	Apartment	Suburb	Abbotsford
Period - From	1 July 2024	to	13 Jan 2025	Source	RP Data

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


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: 14 January 2025 [jdang168@gmail.com](mailto:jdang168@gmail.com)