

# 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 8/43 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$562,000 Property Type Townhouse Suburb Abbotsford

Period - From 13/11/2023 to 12/11/2024 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	17/184 Noone St CLIFTON HILL 3068	\$1,100,000	24/08/2024
2			
3			

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: 13/11/2024 11:24



 3  3  1

**Property Type:** Townhouse

[Agent Comments](#)

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

13/11/2023 - 12/11/2024: \$562,000

## Comparable Properties

**17/184 Noone St CLIFTON HILL 3068 (REI)**

[Agent Comments](#)

 3  3  2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** Townhouse (Res)

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.

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



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