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	41/85 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $730,000 & $760,000

Median sale price

Median price $603,500 Property Type Unit Suburb Abbotsford

Period - From 29/06/2020 to 28/06/2021 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	203/27 Dickmann St, Richmond, Vic 3121, Australia	$715,000	03/06/2021
2	8/343 Church St RICHMOND 3121	$770,000	24/03/2021
3	4/174 Easey St COLLINGWOOD 3066	$755,000	20/02/2021

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: 29/06/2021 12:06

41/85 Nicholson Street, Abbotsford Vic 3067



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$730,000 - $760,000
Median Unit Price
29/06/2020 - 28/06/2021: $603,500

Comparable Properties

203/27 Dickmann St, Richmond, Vic 3121, Australia (REI)

2 1 1

Agent Comments

Price: $715,000
Method:
Date: 03/06/2021
Property Type: House



8/343 Church St RICHMOND 3121 (REI)

2 1 1

Agent Comments

Price: $770,000
Method: Private Sale
Date: 24/03/2021
Property Type: Apartment



4/174 Easey St COLLINGWOOD 3066 (REI)

2 1 1

Agent Comments

Price: $755,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.