

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

3/47 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$1,075,000

Median sale price

Median price

\$577,500

Property Type

Townhouse

Suburb

Abbotsford

Period - From

06/05/2023

to

05/05/2024

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	28 Greenwood St ABBOTSFORD 3067	\$1,165,000	04/04/2024
2	198b Gipps St ABBOTSFORD 3067	\$1,128,000	23/03/2024
3	6/1 Abbott St ABBOTSFORD 3067	\$1,060,000	13/02/2024

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:

06/05/2024 11:34



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,075,000

Median Townhouse Price

06/05/2023 - 05/05/2024: \$577,500

Comparable Properties



28 Greenwood St ABBOTSFORD 3067 (REI)

Agent Comments

3
 2
 2

Price: \$1,165,000

Method: Sold Before Auction

Date: 04/04/2024

Property Type: Townhouse (Res)



198b Gipps St ABBOTSFORD 3067 (REI)

Agent Comments

3
 2
 2

Price: \$1,128,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



6/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments

3
 2
 1

Price: \$1,060,000

Method: Sold Before Auction

Date: 13/02/2024

Property Type: Townhouse (Res)