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	33/11 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $850,000 & $895,000

Median sale price

Median price $580,000 Property Type Townhouse Suburb Abbotsford

Period - From 01/10/2023 to 30/09/2024 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	11/22 Buckingham St RICHMOND 3121	$910,000	04/09/2024
2	22/84 Trenerry Cr ABBOTSFORD 3067	$927,500	29/07/2024
3	95 Nicholson St ABBOTSFORD 3067	$850,000	20/06/2024

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: 01/10/2024 14:19

33/11 Nicholson Street, Abbotsford Vic 3067



2 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$850,000 - $895,000
Median Townhouse Price
01/10/2023 - 30/09/2024: $580,000

Comparable Properties



11/22 Buckingham St RICHMOND 3121 (REI)

2 2 1

Price: $910,000
Method: Private Sale
Date: 04/09/2024
Property Type: Townhouse (Res)

Agent Comments



22/84 Trenerry Cr ABBOTSFORD 3067 (VG)

2 - -

Price: $927,500
Method: Sale
Date: 29/07/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



95 Nicholson St ABBOTSFORD 3067 (REI/VG)

2 2 2

Price: $850,000
Method: Private Sale
Date: 20/06/2024
Property Type: Townhouse (Single)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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