

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

10/85 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$959,000

Median sale price

Median price

\$512,250

Property Type

Unit

Suburb

Abbotsford

Period - From

09/12/2023

to

08/12/2024

Source

Property 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	Price	Date of sale
1	17/85 Nicholson St ABBOTSFORD 3067	\$940,000	19/07/2024
2	18/85 Nicholson St ABBOTSFORD 3067	\$925,000	18/07/2024
3	11/85 Nicholson St ABBOTSFORD 3067	\$950,000	04/06/2024

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:

09/12/2024 08:45



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$959,000

Median Unit Price

09/12/2023 - 08/12/2024: \$512,250

Comparable Properties



17/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 19/07/2024

Property Type: Townhouse (Single)



18/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$925,000

Method: Private Sale

Date: 18/07/2024

Property Type: Townhouse (Res)



11/85 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 04/06/2024

Property Type: Townhouse (Single)

Account - BigginScott | P: 03 9426 4000