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	2/77 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,300,000 & $1,360,000

Median sale price

Median price $596,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2024 to 31/12/2024 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	3/94 Roseneath St CLIFTON HILL 3068	$1,275,000	16/11/2024
2	3/1 George St RICHMOND 3121	$1,350,000	21/09/2024
3	8/140-144 Yarra St ABBOTSFORD 3067	$1,250,000	20/09/2024

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: 20/01/2025 12:33

2/77 Nicholson Street, Abbotsford Vic 3067

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3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,300,000 - $1,360,000
Median Unit Price
December quarter 2024: $596,000

Comparable Properties



3/94 Roseneath St CLIFTON HILL 3068 (REI)

3 2 2

Price: $1,275,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)

Agent Comments

3/1 George St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

Agent Comments

8/140-144 Yarra St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,250,000
Method: Private Sale
Date: 20/09/2024
Property Type: Townhouse (Res)

Agent Comments

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