

5/241 Nicholson Street, Abbotsford Vic 3067



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

September quarter 2018: \$576,250

Agent Comments: Apartment in boutique brick complex of 6 with off-street parking

Comparable Properties



10/122 Sackville Street, Collingwood 3066 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$375,000

Method: Private Sale

Date: 06/10/2018

Property Type: Apartment

Agent Comments: Brick apartment, updated internally with off street parking. Includes secure gated entry.



19/30-36 Egan Street, Richmond 3121 (REI)

1 Bed 1 Bath 1 Car

Price: \$339,000

Method: Private Sale

Date: 03/10/2018

Property Type: Apartment

Agent Comments: Brick apartment with off street parking and secure gated entry.



3/84 Gold Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car

Price: \$332,000

Method: Private Sale

Date: 29/11/2018

Property Type: Apartment

Agent Comments: Brick apartment with dated kitchen and bathroom. Has off street parking for one car.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

5/241 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

Range between \$300,000 & \$330,000

Median sale price

Median price \$576,250 Unit X Suburb Abbotsford

Period - From 01/07/2018 to 30/09/2018 Source REIV

Comparable property sales

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
10/122 Sackville Street, COLLINGWOOD 3066	\$375,000	06/10/2018
19/30-36 Egan Street, RICHMOND 3121	\$339,000	03/10/2018
3/84 Gold Street, COLLINGWOOD 3066	\$332,000	29/11/2018