

## 203/29 Nicholson Street, Brunswick East Vic 3057



**2 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$500,000 - \$540,000  
**Median House Price**  
 31/01/2022 – 30/01/2023:  
 \$590,000

## Comparable Properties



### 31/337 Sydney Road, Brunswick 3056 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 17/12/2022  
**Property Type:** Apartment  
**Agent Comments:** Similar age and size complex  
 Comparable property



### 1005/288 Albert Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 05/12/2022  
**Property Type:** Unit  
**Agent Comments:** Newer building Larger complex  
 Comparable location Comparable property



### 9/42-44 Harrison Street, Brunswick East 3057 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 16/08/2022  
**Property Type:** Apartment  
**Agent Comments:** Smaller property and complex No bath  
 Comparable location Inferior property

## 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

203/29 Nicholson Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$540,000

#### Median sale price

Median price \$590,000 Unit x Suburb Brunswick East

Period - From 31/01/2022 to 30/01/2023 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
31/337 Sydney Road, BRUNSWICK 3056	\$520,000	17/12/2022
1005/288 Albert Street, BRUNSWICK 3056	\$545,000	05/12/2022
9/42-44 Harrison Street, BRUNSWICK EAST 3057	\$500,000	16/08/2022

This Statement of Information was prepared on:

31/01/2023 14:21