

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

44 NICHOLSON STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

16 PEERS STREET BRUNSWICK EAST VIC 3057	\$1,520,000	02-Nov-23
95 NORMANBY AVENUE THORBURY VIC 3071	\$1,462,000	11-Nov-23
73 KING STREET BRUNSWICK EAST VIC 3057	\$1,350,000	28-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 27 February 2024



**16 PEERS STREET BRUNSWICK
EAST VIC 3057**

 3  1  2

Sold Price **\$1,520,000** Sold Date **02-Nov-23**

Distance **0.2km**



**95 NORMANBY AVENUE
THORNBURY VIC 3071**

 3  2  2

Sold Price **\$1,462,000** Sold Date **11-Nov-23**

Distance **1.89km**



**73 KING STREET BRUNSWICK
EAST VIC 3057**

 3  2  4

Sold Price **\$1,350,000** Sold Date **28-Sep-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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