

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

405/85 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2019

to

31 Oct 2020

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

206/92-96 Albert Street Brunswick East VIC 3057	\$562,000	12-Oct-20
403/200 Lygon Street Brunswick East VIC 3057	\$505,000	31-Jul-20
602/300 Victoria Street Brunswick VIC 3056	\$530,000	13-Oct-20

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: 04 November 2020

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206/92-96 Albert Street Brunswick East VIC 3057

Sold Price

^{RS}

\$562,000

Sold Date

12-Oct-20

 2  2  1

Distance

0.61km



403/200 Lygon Street Brunswick East VIC 3057

Sold Price

\$505,000

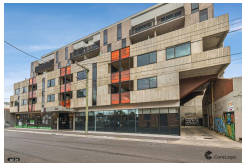
Sold Date

31-Jul-20

 2  2  1

Distance

0.65km



602/300 Victoria Street Brunswick VIC 3056

Sold Price

^{RS}

\$530,000

Sold Date

13-Oct-20

 2  2  1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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