

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

204/98 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$554,500 Property Type Unit Suburb Brunswick East

Period - From 22/04/2022 to 21/04/2023 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	407/29 Nicholson St BRUNSWICK EAST 3057	\$615,000	16/03/2023
2	315/127 Nicholson St BRUNSWICK EAST 3057	\$535,000	11/01/2023
3	203/29 Nicholson St BRUNSWICK EAST 3057	\$520,000	23/02/2023

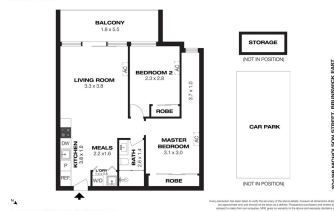
OR

~~**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:

22/04/2023 16:42

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2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

22/04/2022 - 21/04/2023: \$554,500

Comparable Properties



407/29 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2
 1
 1

Price: \$615,000

Method: Private Sale

Date: 16/03/2023

Property Type: Apartment

315/127 Nicholson St BRUNSWICK EAST 3057 (VG)

Agent Comments

2
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Price: \$535,000

Method: Sale

Date: 11/01/2023

Property Type: Flat/Unit/Apartment (Res)



203/29 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,000

Method: Sold Before Auction

Date: 23/02/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951