

## 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

1/116 NICHOLSON STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2022

to

30 Apr 2023

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

10 ELSIE MEWS BRUNSWICK EAST VIC 3057	\$992,500	25-Feb-23
25/5 EVANS STREET BRUNSWICK VIC 3056	\$1,201,000	16-Mar-23
22 LOBB STREET BRUNSWICK VIC 3056	\$1,090,000	11-Mar-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: 02 May 2023



## 10 ELSIE MEWS BRUNSWICK EAST VIC 3057

Sold Price

**\$992,500**

Sold Date

**25-Feb-23**

 3  2  2

Distance

**0.24km**



## 25/5 EVANS STREET BRUNSWICK VIC 3056

Sold Price

<sup>RS</sup> **\$1,201,000**

Sold Date

**16-Mar-23**

 3  2  1

Distance

**1.28km**



## 22 LOBB STREET BRUNSWICK VIC 3056

Sold Price

<sup>RS</sup> **\$1,090,000** <sup>UN</sup>

Sold Date

**11-Mar-23**

 3  2  1

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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