

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

405/65 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2020

to

31 Oct 2021

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

102/9 Village Avenue Brunswick East VIC 3057	\$652,500	21-May-21
B205/55 John Street Brunswick East VIC 3057	\$595,000	06-Aug-21
310/8 Lygon Street Brunswick East VIC 3057	\$630,000	08-Nov-21

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: 19 November 2021

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102/9 Village Avenue Brunswick East VIC 3057

2 2 1

Sold Price **\$652,500** Sold Date **21-May-21**

Distance **0.43km**



B205/55 John Street Brunswick East VIC 3057

2 2 1

Sold Price ^{RS} **\$595,000** Sold Date **06-Aug-21**

Distance **0.55km**



310/8 Lygon Street Brunswick East VIC 3057

2 2 1

Sold Price ^{RS} **\$630,000** Sold Date **08-Nov-21**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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