

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 502/29 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2021 to 30/06/2022 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	406/22 Barkly St BRUNSWICK EAST 3057	\$440,000	19/08/2022
2	8/98 Nicholson St BRUNSWICK EAST 3057	\$419,000	05/04/2022
3	10/9 Walker St NORTHCOTE 3070	\$415,000	23/07/2022

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: 07/09/2022 10:01



Property Type: Apartment

Agent Comments

Comparable Properties



406/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 19/08/2022

Property Type: Apartment

8/98 Nicholson St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$419,000

Method: Sale

Date: 05/04/2022

Property Type: Flat/Unit/Apartment (Res)



10/9 Walker St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 23/07/2022

Property Type: Apartment