

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

101/55 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Brunswick East

Period - From

01/01/2021

to

31/03/2021

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	C311/59 John St BRUNSWICK EAST 3057	\$760,000	08/04/2021
2	11/55-57 Victoria St BRUNSWICK EAST 3057	\$730,000	12/02/2021
3	3/86 Queens Pde FITZROY NORTH 3068	\$735,000	11/12/2020

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:

28/05/2021 14:21

101/55 Nicholson Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

March quarter 2021: \$620,000



2 1 1

Property Type: Sustainable apartment

Agent Comments

Comparable Properties

C311/59 John St BRUNSWICK EAST 3057 (VG) Agent Comments

2 - -

Price: \$760,000

Method: Sale

Date: 08/04/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



11/55-57 Victoria St BRUNSWICK EAST 3057 (REI) Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 12/02/2021

Property Type: Apartment



3/86 Queens Pde FITZROY NORTH 3068 (REI) Agent Comments

2 2 2

Price: \$735,000

Method: Sold Before Auction

Date: 11/12/2020

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161