

STATEMENT OF INFORMATION

104/127 NICHOLSON STREET, BRUNSWICK EAST, VIC 3057

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



104/127 NICHOLSON STREET,

2 2 1

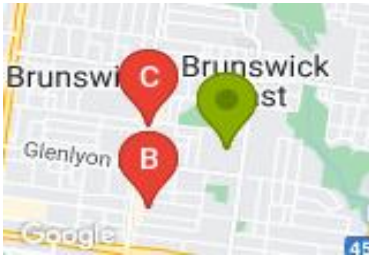
Indicative Selling Price

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

Price Range: **\$680,000 to \$710,000**

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



BRUNSWICK EAST, VIC, 3057

Suburb Median Sale Price (Unit)

\$570,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



305/9 VILLAGE AVE, BRUNSWICK EAST, VIC

2 2 1

Sale Price

****\$690,000**

Sale Date: 15/05/2024

Distance from Property: 0m



1509/182 EDWARD ST, BRUNSWICK EAST, VIC

2 2 2

Sale Price

\$693,000

Sale Date: 02/12/2023

Distance from Property: 661m



206/270 LYGON ST, BRUNSWICK EAST, VIC

2 2 1

Sale Price

***\$710,000**

Sale Date: 01/06/2024

Distance from Property: 549m



This report has been compiled on 29/06/2024 by The Hopkins Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

104/127 NICHOLSON STREET, BRUNSWICK EAST, VIC 3057

Indicative selling price

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

Price Range: \$680,000 to \$710,000


Median sale price

Median price: \$570,000

Property type: Other

Suburb: BRUNSWICK EAST

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

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 |
|--|-------------|--------------|
| 305/9 VILLAGE AVE, BRUNSWICK EAST, VIC 3057 | **\$690,000 | 15/05/2024 |
| 1509/182 EDWARD ST, BRUNSWICK EAST, VIC 3057 | \$693,000 | 02/12/2023 |
| 206/270 LYGON ST, BRUNSWICK EAST, VIC 3057 | *\$710,000 | 01/06/2024 |

This Statement of Information was prepared on: 29/06/2024