

635,000S21 Mar 2022atement 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 305/122-124 Nicholson Street, Brunswick East 3057 (2 bed 2 bath 1Car)

Indicative selling price

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

Single price \$ or range between \$590,000 & \$635,000

Median sale price

Median price \$637,500

Property type Apartment

Brunswick East

Period - From 1 Feb2022

to

31 Aug 2022

Source RP Data

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
3/22 Barkly Street, Brunswick 3057	\$693,000	9 Mar 2022
C202/59 John Street, Brunswick East 3057	\$630,000	11 Aug 2022
712/240-250 Lygon Street, Brunswick East 3057	\$590,000	25 May 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: 02/09//2022

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