

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	208/100 Nicholson Street, Brunswick East, VIC 3057
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Indicative selling price

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

Price Range	\$320,000	&	\$340,000
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Median sale price

Median price	\$590,000	Property Type	Apartment	Suburb	Brunswick East (3057)
Period - From	18/01/2022	to	18/01/2023	Source	PDOL

Comparable property sales

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
11/98 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$380,000	21/11/2022
14/67 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$400,000	16/11/2022
509/29 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$430,000	17/09/2022

This Statement of Information was prepared on: 18/01/2023