

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

4/116 NICHOLSON STREET BRUNSWICK EAST VIC 3057

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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

9/1-9 OCONNOR STREET BRUNSWICK EAST VIC 3057	\$870,000	18-Mar-23
1 MARY MOODIE WAY BRUNSWICK EAST VIC 3057	\$810,000	02-Mar-23
17 MANALLACK STREET BRUNSWICK VIC 3056	\$805,000	08-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 02 May 2023



**9/1-9 OCONNOR STREET
BRUNSWICK EAST VIC 3057**

2 1 2

Sold Price

^{RS} **\$870,000**

Sold Date

18-Mar-23

Distance

0.96km



**1 MARY MOODIE WAY BRUNSWICK
EAST VIC 3057**

2 2 1

Sold Price

\$810,000

Sold Date

02-Mar-23

Distance

1.03km



**17 MANALLACK STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price

^{RS} **\$805,000**

Sold Date

08-Mar-23

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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