

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

306/29 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Sep 2022

to

31 Aug 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

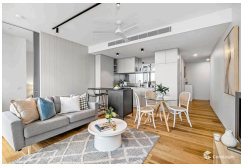
Date of sale

504/27 WILSON AVENUE BRUNSWICK VIC 3056	\$675,000	02-May-23
502/459 ROYAL PARADE PARKVILLE VIC 3052	\$640,000	03-Jun-23
31/195-197 LYGON STREET BRUNSWICK EAST VIC 3057	\$635,000	29-Apr-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: 01 September 2023



**504/27 WILSON AVENUE
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$675,000** Sold Date **02-May-23**

Distance **1.72km**



**502/459 ROYAL PARADE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$640,000** Sold Date **03-Jun-23**

Distance **1.73km**



**31/195-197 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$635,000** Sold Date **29-Apr-23**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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