

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

202/65 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

\$589,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2021

to

31 May 2022

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

3/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$693,000	09-Mar-22
105/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$582,000	25-Jan-22
611/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$645,000	12-Apr-22

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: 21 June 2022

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3/22 BARKLY STREET BRUNSWICK EAST VIC 3057 Sold Price **\$693,000** Sold Date **09-Mar-22**

 2  2  1

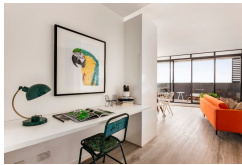
Distance **0.37km**



105/8 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price **\$582,000** Sold Date **25-Jan-22**

 2  2  1

Distance **0.74km**



611/330 LYGON STREET BRUNSWICK EAST VIC 3057 Sold Price **\$645,000** Sold Date **12-Apr-22**

 2  2  1

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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