

# 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 501/65 Nicholson Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$510,000

### Median sale price

Median price \$521,500 Property Type Unit Suburb Brunswick East

Period - From 22/10/2023 to 21/10/2024 Source REIV

### 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
1	413/9 Village Av BRUNSWICK EAST 3057	\$500,000	15/05/2024
2	305/127 Nicholson St BRUNSWICK EAST 3057	\$495,000	02/05/2024
3	502/65 Nicholson St BRUNSWICK EAST 3057	\$496,000	25/04/2024

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: 22/10/2024 13:16



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$480,000 - \$510,000

**Median Unit Price**

22/10/2023 - 21/10/2024: \$521,500

## Comparable Properties



**413/9 Village Av BRUNSWICK EAST 3057 (VG)** Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 15/05/2024

**Property Type:** Flat/Unit/Apartment (Res)

**305/127 Nicholson St BRUNSWICK EAST 3057 (VG)** Agent Comments



**Price:** \$495,000

**Method:** Sale

**Date:** 02/05/2024

**Property Type:** Flat/Unit/Apartment (Res)

**502/65 Nicholson St BRUNSWICK EAST 3057 (VG)** Agent Comments



**Price:** \$496,000

**Method:** Sale

**Date:** 25/04/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951