

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

404/55 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2021 to 30/06/2021 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	101/55 Nicholson St BRUNSWICK EAST 3057	\$790,000	03/07/2021
2	80/682 Nicholson St FITZROY NORTH 3068	\$768,500	26/05/2021
3	710/27 Wilson Av BRUNSWICK 3056	\$730,000	01/05/2021

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:

05/10/2021 13:29

404/55 Nicholson Street, Brunswick East Vic 3057

Lisa Roberts
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2 1 1

Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

June quarter 2021: \$600,000

Comparable Properties



101/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 03/07/2021

Property Type: Apartment



80/682 Nicholson St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 1

Price: \$768,500

Method: Private Sale

Date: 26/05/2021

Property Type: Unit



710/27 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 01/05/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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