

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

305/65 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

or range
between

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Oct 2021

to

30 Sep 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

202/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057

\$580,000

27-Jul-22

608/270 LYGON STREET BRUNSWICK EAST VIC 3057

\$582,400

18-Sep-22

505/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057

\$565,000

01-Sep-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: 18 October 2022

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**202/65 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$580,000** Sold Date **27-Jul-22**

Distance **0km**



**608/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$582,400** Sold Date **18-Sep-22**

Distance **0.81km**



**505/85 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$565,000** Sold Date **01-Sep-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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