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	10/98 Nicholson Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$525,000	Pro	perty Type Uni	t		Suburb	Brunswick East
Period - From	01/10/2019	to	30/09/2020	So	ource	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

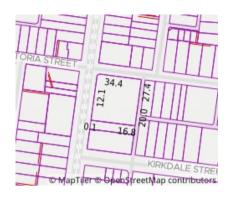
Add	dress of comparable property	Price	Date of sale
1	206/98 Nicholson St BRUNSWICK EAST 3057	\$400,000	29/07/2020
2	6005/172 Edward St BRUNSWICK EAST 3057	\$395,000	30/07/2020
3	106/100 Nicholson St BRUNSWICK EAST 3057	\$385,000	29/10/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2020 09:26





Property Type:

Property Type:Flat/Unit/Apartment (Res)
Agent Comments

Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

Indicative Selling Price \$370,000 - \$405,000 Median Unit Price Year ending September 2020: \$525,000

Comparable Properties



206/98 Nicholson St BRUNSWICK EAST 3057

(REI/VG)

1

6

Price: \$400,000 Method: Private Sale Date: 29/07/2020

Property Type: Apartment

Agent Comments

Agent Comments

6005/172 Edward St BRUNSWICK EAST 3057

(VG)



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Price: \$395,000 Method: Sale Date: 30/07/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



106/100 Nicholson St BRUNSWICK EAST 3057 Agent Comments

(REI)

1



Price: \$385,000

Method: Private Sale

Date: 29/10/2020

Property Type: Apart

Property Type: Apartment

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



