

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

507/29 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Apr 2024

to

31 Mar 2025

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

409/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$420,000	29-Mar-25
403/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$417,500	09-Dec-24
414/26 LYGON STREET BRUNSWICK EAST VIC 3057	\$435,000	05-Mar-25

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: 09 April 2025



**409/15 BRUNSWICK ROAD
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

^{RS}

\$420,000

Sold Date

29-Mar-25

Distance

0.09km



**403/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

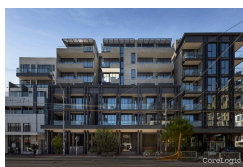
\$417,500

Sold Date

09-Dec-24

Distance

0.17km



**414/26 LYGON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

^{RS}

\$435,000

Sold Date

05-Mar-25

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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