

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

1/132 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,428,000 Property Type House Suburb Brunswick East

Period - From 01/10/2023 to 31/12/2023 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	1/78 Helen St NORTHCOTE 3070	\$1,310,000	18/01/2024
2	217 Stewart St BRUNSWICK EAST 3057	\$1,300,000	15/02/2024
3	27 Arnold St BRUNSWICK EAST 3057	\$1,230,000	15/09/2023

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: 01/03/2024 12:30

1/132 Nicholson Street, Brunswick East Vic 3057



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Indicative Selling Price

\$1,200,000

Median House Price

December quarter 2023: \$1,428,000



3 2 2

Property Type: Townhouse

Agent Comments

Built in 2019 with double car stacker

Comparable Properties



1/78 Helen St NORTHCOTE 3070 (REI)

Agent Comments

3 1 1

Price: \$1,310,000

Method: Sold Before Auction

Date: 18/01/2024

Property Type: Townhouse (Res)



217 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Res)



27 Arnold St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Private Sale

Date: 15/09/2023

Property Type: Townhouse (Single)

Land Size: 138 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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