

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

2/67 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$620,500 Property Type Unit Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 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	425/22 Barkly St BRUNSWICK EAST 3057	\$397,500	20/12/2023
2	207/98 Nicholson St BRUNSWICK EAST 3057	\$380,000	15/04/2024
3	410/1 Brunswick Rd BRUNSWICK EAST 3057	\$355,000	16/04/2024

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:

14/05/2024 08:14



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
March quarter 2024: \$620,500

Comparable Properties



425/22 Barkly St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments



Price: \$397,500
Method: Private Sale
Date: 20/12/2023
Property Type: Unit



207/98 Nicholson St BRUNSWICK EAST 3057
(REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment



410/1 Brunswick Rd BRUNSWICK EAST 3057
(REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 16/04/2024
Property Type: Apartment

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