

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

214/98 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2024

to

30 Apr 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

112/98 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$520,000	18-Apr-24
301/98 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$575,000	28-Feb-24
15/48 VICTORIA STREET BRUNSWICK EAST VIC 3057	\$530,000	16-Aug-24

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: 21 May 2025

Hugh Yu
P 03 8676 7800
M 0435 299 600
E hugh@momentgroup.com.au



**112/98 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$520,000** Sold Date **18-Apr-24**

Distance **0km**



**301/98 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$575,000** Sold Date **28-Feb-24**

Distance **0km**



**15/48 VICTORIA STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$530,000** Sold Date **16-Aug-24**

Distance **0km**



**215/48 VICTORIA STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$592,000** Sold Date **14-Mar-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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