

# 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 306/55 Nicholson Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$795,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2022 to 30/06/2023 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	103/55 Nicholson St BRUNSWICK EAST 3057	\$807,500	12/04/2023
2	404/55 Nicholson St BRUNSWICK EAST 3057	\$795,000	05/07/2023
3			

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: 13/09/2023 12:52

306/55 Nicholson Street, Brunswick East Vic 3057

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**Property Type:** Sustainable apartment

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$795,000

**Median Unit Price**

Year ending June 2023: \$565,000

## Comparable Properties



**103/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG)** [Agent Comments](#)



**Price:** \$807,500

**Method:** Private Sale

**Date:** 12/04/2023

**Property Type:** Unit



**404/55 Nicholson St BRUNSWICK EAST 3057 (VG)** [Agent Comments](#)



**Price:** \$795,000

**Method:** Sale

**Date:** 05/07/2023

**Property Type:** Flat/Unit/Apartment (Res)

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.

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



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