

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 404/85 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$500,000 Property Type Unit 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	204/85 Nicholson St BRUNSWICK EAST 3057	\$480,000	21/10/2023
2	208/92 Albert St BRUNSWICK EAST 3057	\$482,000	17/09/2023
3	5412/185 Weston St BRUNSWICK EAST 3057	\$490,000	22/12/2023

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: 15/01/2024 13:47



Property Type: Apartment (Res)

Agent Comments

Comparable Properties



204/85 Nicholson St BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$480,000

Method: Private Sale

Date: 21/10/2023

Property Type: Apartment

208/92 Albert St BRUNSWICK EAST 3057 (VG) Agent Comments



Price: \$482,000

Method: Sale

Date: 17/09/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



5412/185 Weston St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$490,000

Method: Private Sale

Date: 22/12/2023

Property Type: Unit