

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

8 / 67 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 \$350,000

\$370,000

Median sale price

Median price

\$417,500

Property type

apartment

Suburb

Brunswick East 3057

Period - From

01 May
2024

to

30 April
2025

Source

REA

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
510/360 Lygon Street, Brunswick East, Vic 3057	\$380,000	02 Apr 2025
4203/189 Weston Street, Brunswick East, Vic 3057	\$375,000	06 Jan 2025
111/360 Lygon Street, Brunswick East, Vic 3057	\$350,000	07 Apr 2025

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: 28/05/2025 12:50