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

G7/77 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$920,000		&		\$990,000					
Median sale p	edian sale price									
Median price	\$699,000	Pro	operty Type	Tow	nhouse		Suburb	Brunswick East		
Period - From	20/10/2022	to	19/10/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/213 Weston St BRUNSWICK EAST 3057	\$905,000	16/09/2023
2	1/7 Luscombe St BRUNSWICK 3056	\$943,000	05/08/2023
3	1/69-73 Brunswick Rd BRUNSWICK EAST 3057	\$950,000	01/05/2023

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:

20/10/2023 08:20



G7/77 Nicholson Street, Brunswick East Vic 3057







Rooms: 4 Property Type: Park fronting townhouse Agent Comments Nick Elmore 03 9830 7000 0438 599 938 nick.elmore@belleproperty.com

Indicative Selling Price \$920,000 - \$990,000 Median Townhouse Price 20/10/2022 - 19/10/2023: \$699,000

Comparable Properties





2/213 Weston St BRUNSWICK EAST 3057 (REI)



Price: \$905,000 Method: Auction Sale Date: 16/09/2023 Property Type: Townhouse (Res)

1/7 Luscombe St BRUNSWICK 3056 (REI/VG)

Agent Comments

Agent Comments



Price: \$943,000 Method: Auction Sale Date: 05/08/2023 Property Type: Townhouse (Res)



1/69-73 Brunswick Rd BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$950,000 Method: Private Sale Date: 01/05/2023 Property Type: Townhouse (Single)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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