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	306/100 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $700,000

Median sale price

Median price $581,200 Property Type Unit Suburb Brunswick East

Period - From 01/04/2022 to 31/03/2023 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	404/5 Beavers Rd NORTHCOTE 3070	$705,000	03/05/2023
2	604/17 Union St BRUNSWICK 3056	$702,500	09/03/2023
3	401/15 Breese St BRUNSWICK 3056	$680,000	20/04/2023

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: 06/07/2023 13:40

306/100 Nicholson Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000
Median Unit Price
Year ending March 2023: $581,200

Comparable Properties



404/5 Beavers Rd NORTHCOTE 3070 (REI/VG)

2 2 1

Agent Comments

Price: $705,000
Method: Sold Before Auction
Date: 03/05/2023
Property Type: Apartment



604/17 Union St BRUNSWICK 3056 (REI/VG)

2 1 1

Agent Comments

Price: $702,500
Method: Sold Before Auction
Date: 09/03/2023
Property Type: Unit



401/15 Breese St BRUNSWICK 3056 (REI/VG)

2 2 1

Agent Comments

Price: $680,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment

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