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	202/77 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $691,500 Property Type Unit Suburb Brunswick East

Period - From 01/10/2021 to 31/12/2021 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	206/10 Charles St BRUNSWICK 3056	$540,000	28/10/2021
2	204/50 Victoria St BRUNSWICK EAST 3057	$530,000	11/10/2021
3	808/8 Lygon St BRUNSWICK EAST 3057	$505,000	16/11/2021

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: 04/03/2022 10:13

202/77 Nicholson Street, Brunswick East Vic 3057

Lisa Roberts
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Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
December quarter 2021: $691,500

Comparable Properties



206/10 Charles St BRUNSWICK 3056 (REI/VG)

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Agent Comments

Price: $540,000
Method: Auction Sale
Date: 28/10/2021
Property Type: Unit



204/50 Victoria St BRUNSWICK EAST 3057 (REI/VG)

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Agent Comments

Price: $530,000
Method: Sold Before Auction
Date: 11/10/2021
Property Type: Unit

808/8 Lygon St BRUNSWICK EAST 3057 (VG)

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Agent Comments

Price: $505,000
Method: Sale
Date: 16/11/2021
Property Type: Flat/Unit/Apartment (Res)

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