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	502/1 BRUNSWICK ROAD 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 Sep 2022	to	31 Aug 2023	Source	Corelogic

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 6 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
203/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$520,000	23-Feb-23
7/67 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$470,000	21-Oct-22

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 6 months.

This Statement of Information was prepared on: 18 September 2023

RT Edgar

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203/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$520,000** Sold Date **23-Feb-23**

Distance **0.03km**



7/67 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$470,000** Sold Date **21-Oct-22**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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