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	403/55 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $560,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2023 to 31/12/2023 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	53/9-19 Miller St FITZROY NORTH 3068	$840,000	18/11/2023
2	6/26 Barkly St BRUNSWICK EAST 3057	$775,000	11/09/2023
3	306/55 Nicholson St BRUNSWICK EAST 3057	$761,000	12/10/2023

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: 15/02/2024 16:04

403/55 Nicholson Street, Brunswick East Vic 3057

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Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median Unit Price
Year ending December 2023: $560,000

Comparable Properties



53/9-19 Miller St FITZROY NORTH 3068 (REI)

2 1 1

Agent Comments

Price: $840,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Apartment

6/26 Barkly St BRUNSWICK EAST 3057 (VG)

2 - -

Agent Comments

Price: $775,000
Method: Sale
Date: 11/09/2023
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



306/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Agent Comments

Price: $761,000
Method: Private Sale
Date: 12/10/2023
Property Type: Apartment

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