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	405/55 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $799,000

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	110/269 Stewart St BRUNSWICK EAST 3057	$815,000	21/01/2024
2	601/394 Lygon St BRUNSWICK EAST 3057	$790,000	27/10/2023
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: 27/03/2024 10:55

405/55 Nicholson Street, Brunswick East Vic 3057

Lisa Roberts
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
Year ending December 2023: $560,000

Comparable Properties

110/269 Stewart St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $815,000
Method:
Date: 21/01/2024
Property Type: Apartment

Agent Comments



601/394 Lygon St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $790,000
Method: Private Sale
Date: 27/10/2023
Property Type: Apartment

Agent Comments



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

2 1 1

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

Agent Comments

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