

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

206/85 Nicholson Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Brunswick East

Period - From 01/07/2024

to 30/09/2024

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	108/127 Nicholson St BRUNSWICK EAST 3057	\$555,000	19/11/2024
2	205/85 Nicholson St BRUNSWICK EAST 3057	\$600,000	09/08/2024
3	205/65 Nicholson St BRUNSWICK EAST 3057	\$555,000	18/06/2024

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:

09/12/2024 11:29



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
September quarter 2024: \$550,000

Comparable Properties



108/127 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$555,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment



205/85 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 09/08/2024
Property Type: Unit



205/65 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$555,000
Method: Private Sale
Date: 18/06/2024
Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372