

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

3.04-4.04 & 5.04/ 65 Nicholson Street 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

\$459,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,075

Property type

Unit

Suburb

Brunswick East

Period-from

01 Oct 2018

to

30 Sep 2019

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

5102/185 Weston Street Brunswick East VIC 3057	\$445,000	03-Sep-19
203/247 Gold Street Clifton Hill VIC 3068	\$559,000	28-Jun-19
315/459 Royal Parade Parkville VIC 3052	\$475,000	16-Jul-19

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: 10 October 2019

Robert Elezovic
P 0393840000
M 0408799299
E robert.elezovic@brunswick.rh.com.au



5102/185 Weston Street Brunswick East VIC 3057

Sold Price

^{RS} **\$445,000**

Sold Date

03-Sep-19

1

1

1

Distance

0.54km



203/247 Gold Street Clifton Hill VIC 3068

Sold Price

^{RS} **\$559,000** ^{UN}

Sold Date

28-Jun-19

1

1

1

Distance

1.83km



315/459 Royal Parade Parkville VIC 3052

Sold Price

\$475,000

Sold Date

16-Jul-19

1

1

1

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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