

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

106/122 Nicholson Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Brunswick

Period - From

24/01/2022

to

23/01/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	106/776 Sydney Rd BRUNSWICK 3056	\$559,000	22/11/2022
2	1005/288 Albert St BRUNSWICK 3056	\$545,000	05/12/2022
3	31/337 Sydney Rd BRUNSWICK 3056	\$520,000	17/12/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/01/2023 12:13



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
24/01/2022 - 23/01/2023: \$570,000

Comparable Properties



106/776 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$559,000
Method: Private Sale
Date: 22/11/2022
Property Type: Apartment



1005/288 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 05/12/2022
Property Type: Unit

31/337 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$520,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Apartment

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