

## 1/211 Nicholson Street, Brunswick East Vic 3057



**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse (Single)  
**Indicative Selling Price**  
 \$725,000 - \$775,000  
**Median Unit Price**  
 Year ending June 2018: \$523,500

### Comparable Properties

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**6/32 John Street, Brunswick East 3057 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$805,000  
**Method:** Sold Before Auction  
**Date:** 24/08/2018  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Larger townhouse, lock up garage

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**2a Lygon Street, Coburg 3058 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$746,000  
**Method:** Private Sale  
**Date:** 07/05/2018  
**Property Type:** Townhouse (Single)  
**Agent Comments:** New property, inferior location

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**8a Edward Street, Brunswick 3056 (REI/VG)**  
**2 Bed 1 Bath**  
**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Smaller dwelling, similar position

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## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/211 Nicholson Street, Brunswick East Vic 3057
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$725,000
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 & 

\$775,000
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#### Median sale price

Median price 

\$523,500
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 Unit 

X
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 Suburb 

Brunswick East
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Period - From 

01/07/2017
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 to 

30/06/2018
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 Source 

REIV
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#### Comparable property sales

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
6/32 John Street, BRUNSWICK EAST 3057	\$805,000	24/08/2018
2a Lygon Street, COBURG 3058	\$746,000	07/05/2018
8a Edward Street, BRUNSWICK 3056	\$740,000	30/06/2018