Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/126 Albion Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

Range between \$4	490,000	&	\$530,000
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Median sale price

Median price \$57	78,000 Pro	perty Type	Unit		Suburb	Brunswick
Period - From 01/0	01/2024 to	31/03/2024		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

Address of comparable property		Price	Date of sale
1	6/51 De Carle St BRUNSWICK 3056	\$525,000	24/02/2024
2	4/126 Albion St BRUNSWICK 3056	\$520,000	20/02/2024
3	12/15 De Carle St BRUNSWICK 3056	\$485,000	22/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2024 13:08





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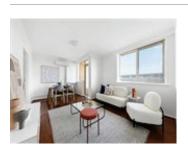
> **Indicative Selling Price** \$490,000 - \$530,000 **Median Unit Price**

March quarter 2024: \$578,000



Property Type: Apartment **Agent Comments**

Comparable Properties



6/51 De Carle St BRUNSWICK 3056 (REI/VG)

Price: \$525,000 Method: Auction Sale Date: 24/02/2024

Property Type: Apartment

Agent Comments



4/126 Albion St BRUNSWICK 3056 (REI/VG)

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Price: \$520,000

Method: Sold Before Auction

Date: 20/02/2024

Property Type: Apartment

Agent Comments

Agent Comments



12/15 De Carle St BRUNSWICK 3056 (REI/VG)

Price: \$485,000 Method: Private Sale Date: 22/03/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9387 5888



