# 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

224 Albert Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,305,000	Property Type Ho		Hou	JSE		Suburb	Brunswick
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	20 Piera St BRUNSWICK EAST 3057	\$1,200,000	03/02/2024
2	20 Overend St BRUNSWICK 3056	\$1,200,000	27/01/2024
3	88 Lydia St BRUNSWICK 3056	\$1,260,000	09/02/2024

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:

21/02/2024 10:02









Rooms: 3 Property Type: House (Res) Land Size: 130 sqm approx Agent Comments Elizabeth Kelly 9387 5888 0431 434 169 elizabethkelly@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2023: \$1,305,000

# **Comparable Properties**

20 Piera St BRUNSWICK EAST 3057 (REI) 2 1 1 1 Price: \$1,200,000 Method: Auction Sale Date: 03/02/2024 Property Type: House (Res)	Agent Comments
20 Overend St BRUNSWICK 3056 (REI) 2  1  2  - Price: \$1,200,000 Method: Sold Before Auction Date: 27/01/2024 Property Type: House (Res)	Agent Comments
88 Lydia St BRUNSWICK 3056 (REI) 2 1 2 Price: \$1,260,000 Method: Sold Before Auction Date: 09/02/2024 Property Type: House (Res)	Agent Comments

Account - Jellis Craig | P: 03 9387 5888



propertydata

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