

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	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

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2023: \$1,305,000



**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 130 sqm approx

Agent Comments

## Comparable Properties



**20 Piera St BRUNSWICK EAST 3057 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)



**20 Overend St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 27/01/2024

**Property Type:** House (Res)



**88 Lydia St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 09/02/2024

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9387 5888