

# 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

23/230 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 \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Brunswick

Period - From 01/01/2024 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	Price	Date of sale
1	5/31-33 OConnor St BRUNSWICK EAST 3057	\$1,380,000	10/04/2024
2	2/339 Brunswick Rd BRUNSWICK 3056	\$1,350,000	02/12/2023
3	18/9-19 Miller St FITZROY NORTH 3068	\$1,340,000	02/03/2024

**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: 10/05/2024 14:30



3 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

March quarter 2024: \$1,435,000

## Comparable Properties



**5/31-33 OConnor St BRUNSWICK EAST 3057 (REI)** Agent Comments

3 2 2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 10/04/2024

**Property Type:** Townhouse (Single)



**2/339 Brunswick Rd BRUNSWICK 3056 (REI/VG)** Agent Comments

3 2 1

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)



**18/9-19 Miller St FITZROY NORTH 3068 (REI)** Agent Comments

4 2 2

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Townhouse (Res)