

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 239 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 11/06/2023 to 10/06/2024 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	155 Albert St BRUNSWICK 3056	\$1,185,000	04/05/2024
2	35 Crook St BRUNSWICK 3056	\$1,125,000	25/05/2024
3	313. Albert St BRUNSWICK 3056	\$1,035,000	30/05/2024

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: 11/06/2024 12:38



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Property Type: House (Res)

Land Size: 163 sqm approx

Agent Comments

Comparable Properties



155 Albert St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,185,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



35 Crook St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,125,000

Method: Private Sale

Date: 25/05/2024

Property Type: House



313. Albert St BRUNSWICK 3056 (REI)

Agent Comments

5 2 -

Price: \$1,035,000

Method: Private Sale

Date: 30/05/2024

Property Type: House

Land Size: 239 sqm approx