

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

3/251 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	4A Sturrock St BRUNSWICK 3056	\$1,330,000	18/11/2023
2	2/251 Albion Street, BRUNSWICK 3056	\$1,400,000	30/10/2023
3			

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:

07/02/2024 11:40



Property Type: House

Agent Comments

Comparable Properties



4A Sturrock St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

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. We were unable to identify 3 residences offering the same accommodation with similar high quality fittings and finishes in as new condition as 3/251 Albion Street. This property is far superior to similar new houses built in the surrounding area.