## 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

3/32 Albert Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,150,000		&		\$1,250,000					
Median sale p	rice									
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Brunswick East		
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.

Add	dress of comparable property	Price	Date of sale
1	217 Stewart St BRUNSWICK EAST 3057	\$1,300,000	15/02/2024
2	1 Aintree St BRUNSWICK EAST 3057	\$1,180,000	28/02/2024
3	37 Linden St BRUNSWICK EAST 3057	\$1,150,000	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:

18/03/2024 13:38



3/32 Albert Street, Brunswick East Vic 3057







Property Type: Townhouse (Single) Land Size: 121 sqm approx Agent Comments Anthony Monteleone 9387 5888 0408 081 000 anthonymonteleone@jelliscraig.com.au

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price December quarter 2023: \$500,000

# **Comparable Properties**



217 Stewart St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$1,300,000 Method: Sold Before Auction Date: 15/02/2024 Property Type: Townhouse (Res)



1 Aintree St BRUNSWICK EAST 3057 (REI)

Agent Comments

Agent Comments



Price: \$1,180,000 Method: Sold Before Auction Date: 28/02/2024 Property Type: Townhouse (Res)



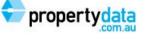
37 Linden St BRUNSWICK EAST 3057 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888





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