

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 between \$1,150,000 & \$1,250,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Brunswick East

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	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

Anthony Monteleone
9387 5888
0408 081 000

anthonymonteleone@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2023: \$500,000



3 2 2

Property Type: Townhouse
(Single)

Land Size: 121 sqm approx

[Agent Comments](#)

Comparable Properties



217 Stewart St BRUNSWICK EAST 3057 (REI) [Agent Comments](#)

3 2 1

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](#)

3 2 2

Price: \$1,180,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Townhouse (Res)



37 Linden St BRUNSWICK EAST 3057 (REI) [Agent Comments](#)

3 2 1

Price: \$1,150,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888