

## 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

318/288 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

6/33 STALEY STREET BRUNSWICK VIC 3056	\$500,000	01-Sep-23
501/756 SYDNEY ROAD BRUNSWICK VIC 3056	\$490,000	13-Oct-23
11/96-98 GLENLYON ROAD BRUNSWICK VIC 3056	\$486,000	23-Sep-23

OR

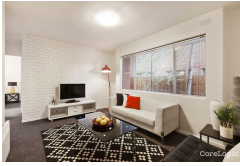
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 February 2024

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**6/33 STALEY STREET BRUNSWICK  
VIC 3056**

 2  1  1

Sold Price

**\$500,000**

Sold Date

**01-Sep-23**

Distance

**0.61km**



**501/756 SYDNEY ROAD  
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**13-Oct-23**

Distance

**1.1km**



**11/96-98 GLENLYON ROAD  
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

**\$486,000**

Sold Date

**23-Sep-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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