

# 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

371 Albion 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)

Range between \$1,300,000 & \$1,400,000

### 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	28 Osborne St BRUNSWICK 3056	\$1,380,000	07/09/2023
2	2 Glengyle St COBURG 3058	\$1,400,000	16/09/2023
3	101 Albion St BRUNSWICK 3056	\$1,525,000	16/09/2023

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:

30/01/2024 16:31

Elizabeth Kelly

9387 5888

0431 434 169

elizabethkelly@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2023: \$1,305,000



 3  1  2

**Property Type:** House

**Land Size:** 340 sqm approx

Agent Comments

## Comparable Properties



**28 Osborne St BRUNSWICK 3056 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,380,000

**Method:** Sold Before Auction

**Date:** 07/09/2023

**Property Type:** House (Res)



**2 Glengyle St COBURG 3058 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 419 sqm approx



**101 Albion St BRUNSWICK 3056 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$1,525,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 268 sqm approx

Account - Jellis Craig | P: 03 9387 5888