

# 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

4/126 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 \$500,000 & \$550,000

### Median sale price

Median price \$590,000 Property Type Unit 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	11/97 Brickworks Dr BRUNSWICK 3056	\$550,000	04/12/2023
2	508/288 Albert St BRUNSWICK 3056	\$550,000	03/11/2023
3	1/126 Albion St BRUNSWICK 3056	\$530,500	13/10/2023

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 12:06



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**11/97 Brickworks Dr BRUNSWICK 3056 (REI/VG)**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** Apartment

Agent Comments

Both the apartments are 2 bedroom, 1 bathroom, 1 car space. Similar floor plan size. This is a renovated property too.



**508/288 Albert St BRUNSWICK 3056 (REI/VG)**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** Apartment

Agent Comments

Both the apartments are 2 bedroom, 1 bathroom, 1 car space. Very similar updated but not renovated properties with a similar floor size



**1/126 Albion St BRUNSWICK 3056 (REI/VG)**



**Price:** \$530,500

**Method:** Private Sale

**Date:** 13/10/2023

**Property Type:** Unit

Agent Comments

This apartment is in the same block as the unit for sale. It is also a 2 bedroom, 1 bathroom and 1 car space. This is the most comparable sale