

# 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 407/201 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)

Range between \$470,000 & \$515,000

### Median sale price

Median price \$579,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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	1/6 Methven St BRUNSWICK EAST 3057	\$515,000	10/03/2024
2	205/9 Florence St BRUNSWICK 3056	\$500,000	06/12/2023
3	108/8 Michael St BRUNSWICK 3056	\$480,000	14/12/2023

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: 21/05/2024 13:46

407/201 Albert Street, Brunswick Vic 3056

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 1  1  1

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$515,000  
**Median Unit Price**  
Year ending March 2024: \$579,000

## Comparable Properties



**1/6 Methven St BRUNSWICK EAST 3057 (REI)** [Agent Comments](#)

 1  1  2

**Price:** \$515,000  
**Method:** Sold Before Auction  
**Date:** 10/03/2024  
**Property Type:** Apartment



**205/9 Florence St BRUNSWICK 3056 (REI/VG)** [Agent Comments](#)

 1  1  -

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 06/12/2023  
**Property Type:** Apartment



**108/8 Michael St BRUNSWICK 3056 (REI/VG)** [Agent Comments](#)

 1  1  1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** Apartment  
**Land Size:** 64 sqm approx

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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