## 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

408/216 Albion Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$840,000		&		\$870,000			
Median sale p	rice							
Median price	\$579,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	601/2 Black St BRUNSWICK 3056	\$881,000	26/12/2023
2	205/6 Florence St BRUNSWICK 3056	\$848,000	17/01/2024
3	112/269 Stewart St BRUNSWICK EAST 3057	\$835,000	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.

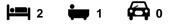
This Statement of Information was prepared on:

17/04/2024 15:39



### 408/216 Albion Street, Brunswick Vic 3056





Property Type: Sustainable Apartment Agent Comments Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

Indicative Selling Price \$840,000 - \$870,000 Median Unit Price Year ending March 2024: \$579,000

# **Comparable Properties**



601/2 Black St BRUNSWICK 3056 (REI/VG)



Price: \$881,000 Method: Private Sale Date: 26/12/2023 Property Type: Apartment



205/6 Florence St BRUNSWICK 3056 (REI/VG) Agent Comments

Agent Comments



Price: \$848,000 Method: Private Sale Date: 17/01/2024 Property Type: Apartment



112/269 Stewart St BRUNSWICK EAST 3057 Agent Comments (REI/VG)



Price: \$835,000 Method: Private Sale Date: 02/03/2024 Property Type: Unit

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



propertydata

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