

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 502/201 Albert Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$850,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2023 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	C111/59 John St BRUNSWICK EAST 3057	\$870,000	23/03/2024
2	406/812 Sydney Rd BRUNSWICK 3056	\$830,000	07/02/2024
3	D202/42 Hutchinson St BRUNSWICK EAST 3057	\$860,000	09/09/2023

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: 28/03/2024 14:15

502/201 Albert Street, Brunswick Vic 3056

Lisa Roberts
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 2  2  1

Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Unit Price
Year ending December 2023: \$570,000

Comparable Properties

C111/59 John St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2  2  1

Price: \$870,000

Method:

Date: 23/03/2024

Property Type: Apartment

406/812 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments

 2  2  2

Price: \$830,000

Method:

Date: 07/02/2024

Property Type: Apartment



D202/42 Hutchinson St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

 2  2  1

Price: \$860,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Apartment

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



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