Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 507/201 Albert Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$470,000		&		\$515,000			
Median sale pi	rice							
Median price	\$578,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/01/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	701/8 Michael St BRUNSWICK 3056	\$550,000	01/02/2024
2	305A/60 Breese St BRUNSWICK 3056	\$549,000	10/05/2024
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:

28/05/2024 11:56



507/201 Albert Street, Brunswick Vic 3056



Trish Di Vito



Property Type: Flat/Unit/Apartment (Res) Land Size: 55 Approx sqm approx Agent Comments 0399899575 0413 252 395 trishdivito@jelliscraig.com.au

Indicative Selling Price \$470,000 - \$515,000 Median Unit Price March quarter 2024: \$578,000

Comparable Properties



701/8 Michael St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$550,000 Method: Private Sale Date: 01/02/2024 Property Type: Apartment Land Size: 68 sqm approx

305A/60 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$549,000 Method: Private Sale Date: 10/05/2024 Property Type: Apartment



108/8 Michael St BRUNSWICK 3056 (REI/VG) Agent Comments



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

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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