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

518/92-96 Albert Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this		

Single price \$599,000

Median sale price

Median price	\$560,000	Pro	operty Type Unit	t	Suburb	Brunswick East
Period - From	01/01/2023	to	31/12/2023	Sour	rce 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	201/457-459 Lygon St BRUNSWICK EAST 3057	\$591,150	23/11/2023
2	815/288 Albert St BRUNSWICK 3056	\$585,000	22/01/2024
3	11/97 Brickworks Dr BRUNSWICK 3056	\$550,000	04/12/2023

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:

19/02/2024 10:02









Property Type: Apartment Agent Comments

Indicative Selling Price \$599,000 Median Unit Price Year ending December 2023: \$560,000

Comparable Properties





201/457-459 Lygon St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$591,150 Method: Private Sale Date: 23/11/2023 Property Type: Apartment

815/288 Albert St BRUNSWICK 3056 (REI)

Agent Comments

Agent Comments



Price: \$585,000 Method: Private Sale Date: 22/01/2024 Property Type: Apartment

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

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Price: \$550,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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