

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 602/216 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,000,000 & \$1,060,000

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	103/211 Sydney Rd BRUNSWICK 3056	\$1,015,000	18/01/2024
2	401A/60 Breese St BRUNSWICK 3056	\$1,130,000	15/01/2024
3			

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: 18/04/2024 11:43

602/216 Albion Street, Brunswick Vic 3056

Lisa Roberts

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Indicative Selling Price

\$1,000,000 - \$1,060,000

Median Unit Price

Year ending March 2024: \$579,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

103/211 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,015,000

Method:

Date: 18/01/2024

Property Type: Apartment



401A/60 Breese St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Sold Before Auction

Date: 15/01/2024

Property Type: Unit

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.

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



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