

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 8/230 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,435,000 Property Type House Suburb Brunswick

Period - From 01/01/2024 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	3/251 Albion St BRUNSWICK 3056	\$1,400,000	24/02/2024
2	1a Taranaki Av BRUNSWICK EAST 3057	\$1,350,000	23/03/2024
3	217 Stewart St BRUNSWICK EAST 3057	\$1,300,000	15/02/2024

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: 29/05/2024 09:38



Property Type: House (Res)

Land Size: 117 sqm approx

Agent Comments

Comparable Properties



3/251 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: House (Res)



1a Taranaki Av BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 200 sqm approx



217 Stewart St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Townhouse (Res)