

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

8/399-401 ALBION STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

4/156 MORELAND ROAD BRUNSWICK VIC 3056	\$775,000	22-Feb-24
5/245 ALBION STREET BRUNSWICK VIC 3056	\$800,000	22-Dec-23
2/17 GALTES CRESCENT BRUNSWICK WEST VIC 3055	\$765,000	06-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 07 March 2024

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**4/156 MORELAND ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price

^{RS}

\$775,000

Sold Date

22-Feb-24

Distance

1.45km



**5/245 ALBION STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$800,000

Sold Date

22-Dec-23

Distance

0.88km



**2/17 GALTES CRESCENT
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price

^{RS}

\$765,000

Sold Date

06-Feb-24

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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