

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

403/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057

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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2022

to

31 Jan 2023

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

402/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$545,000	17-Aug-21
225/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$572,500	23-Oct-21
516/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$535,000	23-Dec-22

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: 16 February 2023



**402/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$545,000** Sold Date **17-Aug-21**

Distance **0km**



**225/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$572,500** Sold Date **23-Oct-21**

Distance **0km**



**516/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$535,000** Sold Date **23-Dec-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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