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

112/201 Albert Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$440,000		&		\$484,000			
Median sale price								
Median price	\$587,750	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/07/2024	to	30/09/2024		So	urce	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	105/201 Albert St BRUNSWICK 3056	\$450,000	09/08/2024
2	106/416 Lygon St BRUNSWICK EAST 3057	\$466,000	29/07/2024
3	104/185 Union St BRUNSWICK WEST 3055	\$478,000	23/07/2024

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:

13/12/2024 15:39









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$440,000 - \$484,000 Median Unit Price September quarter 2024: \$587,750

Comparable Properties

105/201 Albert St BRUNSWICK 3056 (VG) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Agent Comments
106/416 Lygon St BRUNSWICK EAST 3057 (REI/VG) 1 1 Price: \$466,000 Method: Private Sale Date: 29/07/2024 Property Type: Unit	Agent Comments
104/185 Union St BRUNSWICK WEST 3055 (REI) 1 1 1 1 Price: \$478,000 Method: Private Sale Date: 23/07/2024 Property Type: Unit	Agent Comments

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