

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 between \$440,000 & \$484,000

Median sale price

Median price \$587,750 Property Type Unit Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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	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)

Agent Comments



Price: \$450,000

Method: Sale

Date: 09/08/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



106/416 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$466,000

Method: Private Sale

Date: 29/07/2024

Property Type: Unit



104/185 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$478,000

Method: Private Sale

Date: 23/07/2024

Property Type: Unit

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