



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

202/92 Albert Street, Brunswick East

Indicative selling price: \$450,000 - \$490,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Median sale price \$515,000

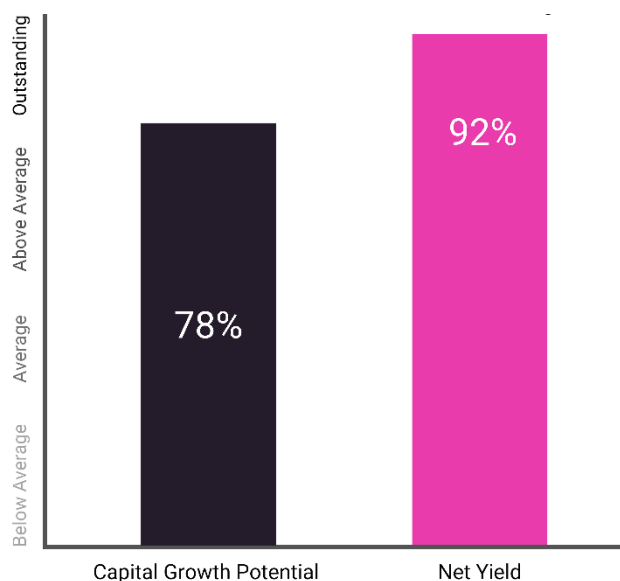
Median unit price in Brunswick East from February 2018 to February 2019

## Comparable Property Sales

**A\*** These are the three properties sold within two kilometers 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.

304/92-96 Albert Street, Brunswick East	\$550,000	2/9/2018
103/92 Albert St Brunswick East	\$430,000	13/11/2018
518/92 Albert St Brunswick East	\$525,000	05/02/2019

## Investment Potential Rating



## The Facts

**Guaranteed Rent**  
\$525 p.w

**Yield\***  
6.06% p.a

**Council Rates**  
\$1,184 p.a

**Internal Size**  
66 sqm

**Body Corp**  
\$2,765 p.a

**Capital Growth**  
6.59% p.a

**Water Rates**  
\$640 p.a

**External Size**  
8 sqm



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