

## 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

2/113 Albert Street Brunswick VIC 3056

### Indicative selling price

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

Single Price

\$602,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2021

to

31 Dec 2021

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

6/15 Cassels Road Brunswick VIC 3056	\$600,000	14-May-21
508/27 Wilson Avenue Brunswick VIC 3056	\$680,000	07-Jun-21
305/24-26 Merri Street Brunswick VIC 3056	\$620,000	31-Jul-21

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: 13 January 2022



**6/15 Cassels Road Brunswick VIC 3056**

Sold Price

**\$600,000**

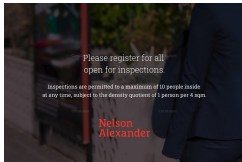
Sold Date

**14-May-21**

 2  1  1

Distance

**1.6km**



**508/27 Wilson Avenue Brunswick VIC 3056**

Sold Price

**\$680,000**

Sold Date

**07-Jun-21**

 2  1  1

Distance

**1.19km**



**305/24-26 Merri Street Brunswick VIC 3056**

Sold Price

**\$620,000**

Sold Date

**31-Jul-21**

 2  1  1

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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