

# 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 205/92-96 Albert Street, Brunswick East, VIC 3057

### Indicative selling price

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

Price Range \$530,000 & \$549,990

### Median sale price

Median price \$570,000 Property Type Apartment Suburb Brunswick (3056)  
Period - From 17/12/2023 to 17/12/2024 Source realestate.com.au

### Comparable property sales

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
111/8 LYGON STREET, BRUNSWICK EAST VIC 3057	\$600,000	13/11/2024
711/240-250 LYGON STREET, BRUNSWICK EAST VIC 3057	\$570,000	08/11/2024
510/92-96 ALBERT STREET, BRUNSWICK EAST VIC 3057	\$525,000	31/07/2024

This Statement of Information was prepared on: 13/01/2025