

## 111 Albert Street, Brunswick Vic 3056



**2 Bed 1 Bath - Car**  
**Property Type:** House  
**Land Size:** 160sqm approx  
**Indicative Selling Price**  
 \$820,000 - \$880,000  
**Median House Price**  
 March quarter 2023: \$1,320,000

## Comparable Properties



### 148 Glenlyon Road, Brunswick East 3057 (REI/VG)

**2 Bed 1 Bath - Car**  
**Price:** \$840,500  
**Method:** Private Sale  
**Date:** 25/01/2023  
**Property Type:** House  
**Land Size:** 119 sqm approx  
**Agent Comments:** Similar land size Brunswick East location Unrenovated Comparable property



### 16 Bourke Street, Brunswick 3056 (REI/VG)

**2 Bed 1 Bath - Car**  
**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2023  
**Property Type:** House (Res)  
**Land Size:** 159 sqm approx  
**Agent Comments:** Slightly larger land size Unrenovated Comparable property



### 16 Brett Street, Brunswick 3056 (VG)

**2 Bed 1 Bath - Car**  
**Price:** \$800,000  
**Method:** Sale  
**Date:** 16/12/2022  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx  
**Agent Comments:** Slightly larger land size Unrenovated Comparable property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

111 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)

Range between \$820,000 & \$880,000

#### Median sale price

Median price \$1,320,000 House x Suburb Brunswick

Period - From 01/01/2023 to 31/03/2023 Source REIV

#### Comparable property sales

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
148 Glenlyon Road, BRUNSWICK EAST 3057	\$840,500	25/01/2023
16 Bourke Street, BRUNSWICK 3056	\$825,000	03/12/2022
16 Brett Street, BRUNSWICK 3056	\$800,000	16/12/2022

This Statement of Information was prepared on:

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