

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 522/288 Albert Street, Brunswick (1 bed 1 bath 0 car)

Indicative selling price

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

Single price \$370,000

or range between \$

&

\$

Median sale price

Median price \$388,500

Apartment *Apartment*

Suburb Brunswick

Period - From July 2022

to

Jan 2023

Source RP Data

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
14/68 De Carle Street, Brunswick 3056	\$300,000	14Nov 2022
702/17 Union Street, Brunswick 3056	\$495,000	4 Aug 2022
205/747 Sydney Road, Brunswick 3056	\$370,000	30 Aug 2022

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: 31 January 2023