



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 320/288 Albert Street, Brunswick, 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$299,000.00 & \$328,000.00

Median sale price

Median price \$596,000.00 Property type Unit/Apartment Suburb BRUNSWICK
Period - From Oct 2021 to Dec 2021 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
1/264 Hope St BRUNSWICK WEST 3055	\$325,000.00	13/08/2021
401/304-310 Lygon St BRUNSWICK EAST 3057	\$325,000.00	2/11/2021
12/881 Park St BRUNSWICK WEST 3055	\$301,000.00	25/10/2021

This Statement of Information was prepared on: Friday 04th February 2022