

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 418/92-96 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Brunswick East

Period - From 09/04/2023 to 08/04/2024 Source REIV

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
1	6/53 Gadd St NORTHCOTE 3070	\$770,000	20/10/2023
2	25 Little Gold St BRUNSWICK 3056	\$720,000	07/12/2023
3			

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: 09/04/2024 11:31



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

09/04/2023 - 08/04/2024: \$570,000

Comparable Properties



6/53 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments

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Price: \$770,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)



25 Little Gold St BRUNSWICK 3056 (VG)

Agent Comments

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Price: \$720,000

Method: Sale

Date: 07/12/2023

Property Type: Development Site (Res)

Land Size: 145 sqm approx

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.

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303



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