

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

402/92 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$545,000

&

\$575,000

Median sale price

Median price

\$559,813

Property Type

Unit

Suburb

Brunswick East

Period - From

15/07/2020

to

14/07/2021

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	8/92-96 Albert St BRUNSWICK EAST 3057	\$573,500	20/05/2021
2	417/92 Albert St BRUNSWICK EAST 3057	\$559,000	02/04/2021
3	4/10 Beith St BRUNSWICK 3056	\$575,000	15/05/2021

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:

15/07/2021 14:24



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$545,000 - \$575,000

Median Unit Price

15/07/2020 - 14/07/2021: \$559,813

Comparable Properties



8/92-96 Albert St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

Price: \$573,500

Method: Private Sale

Date: 20/05/2021

Property Type: Apartment



417/92 Albert St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$559,000

Method: Private Sale

Date: 02/04/2021

Property Type: Apartment

4/10 Beith St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 2 -

Price: \$575,000

Method: Sold Before Auction

Date: 15/05/2021

Property Type: House