

## 414/288 Albert Street, Brunswick Vic 3056



**1 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$345,000 - \$365,000  
**Median House Price**  
 Year ending December 2023:  
 \$570,000

## Comparable Properties



### 508/300 Victoria Street, Brunswick 3056 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** Apartment  
**Agent Comments:** This property has the following in comparison: Similar size, Similar location & Superior floor layout



### 708/601 Sydney Road, Brunswick 3056 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 24/11/2023  
**Property Type:** Apartment  
**Agent Comments:** This property has the following in comparison: Similar size, Similar location & Similar layout



### 203/10-14 Hope Street, Brunswick 3056 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 15/01/2024  
**Property Type:** Apartment  
**Agent Comments:** This property has the following in comparison: Similar size, Inferior location & Similar floor layout

## 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

414/288 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 \$345,000 & \$365,000

#### Median sale price

Median price \$570,000 Unit x Suburb Brunswick

Period - From 01/01/2023 to 31/12/2023 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
508/300 Victoria Street, BRUNSWICK 3056	\$360,000	30/10/2023
708/601 Sydney Road, BRUNSWICK 3056	\$350,000	24/11/2023
203/10-14 Hope Street, BRUNSWICK 3056	\$350,000	15/01/2024

This Statement of Information was prepared on:

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