The Realest Estate.

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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 | 113/288 Albert Street, Brunswick Vic 3056 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $399,000 |

## Median sale price

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $525,000 | ~~House~~ | | Unit | X | Suburb | Brunswick |
| Period - From | 01/04/2018 | to | 31/03/2019 | 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 | 4/230 Lygon St BRUNSWICK EAST 3057 | $415,000 | 05/02/2019 |
| 2 | 313/288 Albert St BRUNSWICK 3056 | $390,000 | 06/02/2019 |
| 3 | 311/33-35 Breese St BRUNSWICK 3056 | $378,000 | 23/11/2018 |

**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.~~



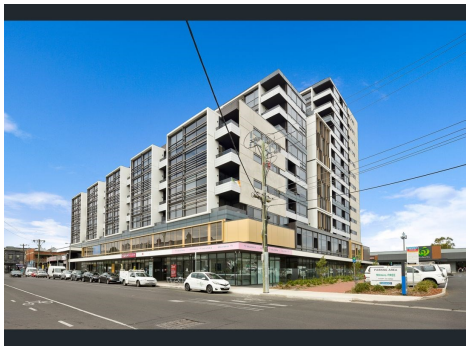
REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# 113/288 Albert Street, Brunswick Vic 3056

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1 1

**Rooms:** 2
**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$399,000
**Median Unit Price**
Year ending March 2019: $525,000

## Comparable Properties



**4/230 Lygon St BRUNSWICK EAST 3057 (REI/VG)**

1 1 -

**Price:** $415,000
**Method:** Private Sale
**Date:** 05/02/2019
**Rooms:** -
**Property Type:** Apartment

Agent Comments

**313/288 Albert St BRUNSWICK 3056 (VG)**

1 - -

**Price:** $390,000
**Method:** Sale
**Date:** 06/02/2019
**Rooms:** -
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**311/33-35 Breese St BRUNSWICK 3056 (REI/VG)**

1 1 1

**Price:** $378,000
**Method:** Private Sale
**Date:** 23/11/2018
**Rooms:** -
**Property Type:** Apartment

Agent Comments



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