

611/288 Albert Street, Brunswick Vic 3056



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$360,000 - \$380,000

Median House Price

13/01/2024 - 12/01/2025: \$550,000

Comparable Properties



1008/288 Albert Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car

Price: \$356,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Apartment

Agent Comments: Same complex Inferior aspect Inferior property



304/33-35 Breese Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car

Price: \$362,000

Method: Private Sale

Date: 05/10/2024

Property Type: Apartment

Agent Comments: Comparable size and location Inferior aspect. Comparable property



703/343 Sydney Road, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$ 380,000

Method: Private Sale

Date: 25/09/2024

Property Type: Apartment

Agent Comments: Comparable size and location Inferior aspect. Comparable property

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

611/288 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$550,000 Unit x Suburb Brunswick

Period - From 13/01/2024 to 12/01/2025 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
1008/288 Albert Street, BRUNSWICK 3056	\$356,000	30/11/2024
304/33-35 Breese Street, BRUNSWICK 3056	\$362,000	05/10/2024
703/343 Sydney Road, BRUNSWICK 3056	\$380,000	25/09/2024

This Statement of Information was prepared on:

13/01/2025 08:58