

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 518/92 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$547,500 House Unit X Suburb Brunswick East

Period - From 01/07/2018 to 30/09/2018 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 3/97 Donald St BRUNSWICK 3056	\$540,000	24/11/2018
2 613/1 Lygon St BRUNSWICK 3056	\$535,000	17/11/2018
3 3/14 Blyth St BRUNSWICK 3056	\$526,000	10/11/2018

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.



 2  1  1

Rooms: 4

Property Type: Strata Unit/Flat

Land Size: N/A sqm approx

Agent Comments

Indicative Selling Price

\$539,000

Median Unit Price

September quarter 2018: \$547,500

Comparable Properties

3/97 Donald St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$540,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Unit

613/1 Lygon St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Apartment



3/14 Blyth St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$526,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment