

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

6/380 ALBERT STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$285,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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 6 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

5/187 HOPE STREET BRUNSWICK WEST VIC 3055	\$285,000	05-Mar-22
3/883 PARK STREET BRUNSWICK WEST VIC 3055	\$320,000	17-Nov-21
10/5 ALLARD STREET BRUNSWICK WEST VIC 3055	\$320,000	24-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 04 April 2022


**5/187 HOPE STREET BRUNSWICK
WEST VIC 3055**
 1  1  1

Sold Price

^{RS} **\$285,000** ^{UN}

Sold Date

05-Mar-22

Distance

0.85km

**3/883 PARK STREET BRUNSWICK
WEST VIC 3055**
 1  1  1

Sold Price

^{RS} **\$320,000**

Sold Date

17-Nov-21

Distance

-

**10/5 ALLARD STREET BRUNSWICK
WEST VIC 3055**
 1  1  1

Sold Price

^{RS} **\$320,000** ^{UN}

Sold Date

24-Dec-21

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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