

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

355 ALBION STREET BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

\$965,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Brunswick

Period-from

01 May 2021

to

30 Apr 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

229 ALBERT STREET BRUNSWICK VIC 3056	\$955,000	11-Dec-21
144 GOLD STREET BRUNSWICK VIC 3056	\$953,000	31-Dec-21
25 GRANT STREET BRUNSWICK VIC 3056	\$950,000	15-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: 25 May 2022



**229 ALBERT STREET BRUNSWICK
VIC 3056**

 2  1  -

Sold Price

\$955,000

Sold Date

11-Dec-21

Distance

1.47km



**144 GOLD STREET BRUNSWICK
VIC 3056**

 2  1  -

Sold Price

\$953,000

Sold Date

31-Dec-21

Distance

1.62km



**25 GRANT STREET BRUNSWICK
VIC 3056**

 2  1  -

Sold Price

\$950,000

Sold Date

15-Dec-21

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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