

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

117/288 ALBERT 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

34/10 BREESE STREET BRUNSWICK VIC 3056	\$705,000	24-Nov-23
2/195-197 LYGON STREET BRUNSWICK EAST VIC 3057	\$625,000	26-Aug-24
1509/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$693,000	02-Dec-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 November 2024



**34/10 BREESE STREET
BRUNSWICK VIC 3056**

 2  2  2

Sold Price **\$705,000** Sold Date **24-Nov-23**

Distance **0.66km**



**2/195-197 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  2  2

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **26-Aug-24**

Distance **0.92km**



**1509/182 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 2  2  2

Sold Price **\$693,000** Sold Date **02-Dec-23**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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