

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

4/376 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$555,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Brunswick

Period - From 01/10/2023

to 31/12/2023

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	8/228 Barkly St BRUNSWICK 3056	\$570,000	09/12/2023
2	101/2-6 Duckett St BRUNSWICK 3056	\$570,000	11/12/2023
3	5/31 Staley St BRUNSWICK 3056	\$555,000	12/01/2024

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.~~

This Statement of Information was prepared on:

9/02/2024 09:42



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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/228 Barkly St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Apartment



101/2-6 Duckett St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 11/12/2023

Property Type: Apartment



5/31 Staley St BRUNSWICK 3056 (VG)

Agent Comments

2 - -

Price: \$555,000

Method: Sale

Date: 12/01/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit