

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

210/288 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

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2022

to

30 Apr 2023

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

1005/288 ALBERT STREET BRUNSWICK VIC 3056	\$545,000	05-Dec-22
608/300 VICTORIA STREET BRUNSWICK VIC 3056	\$525,000	07-Mar-23
206/33-35 BREESE STREET BRUNSWICK VIC 3056	\$460,000	12-May-23

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: 19 May 2023



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**1005/288 ALBERT STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$545,000** Sold Date **05-Dec-22**

Distance **0km**



**608/300 VICTORIA STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$525,000** Sold Date **07-Mar-23**

Distance **0.28km**



**206/33-35 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price ^{RS} **\$460,000** Sold Date **12-May-23**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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