

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

820/288 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2019

to

31 Mar 2020

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

1102/288 Albert Street Brunswick VIC 3056	\$412,000	09-Dec-19
206/12-32 Lux Way Brunswick VIC 3056	\$392,000	19-Sep-19
35/97 Brickworks Drive Brunswick VIC 3056	\$432,000	14-Nov-19

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: 13 April 2020



1102/288 Albert Street Brunswick VIC 3056

Sold Price

\$412,000

Sold Date

09-Dec-19



1



1



1

Distance

0.03km



206/12-32 Lux Way Brunswick VIC 3056

Sold Price

\$392,000

Sold Date

19-Sep-19



1



1



1

Distance

0.5km



35/97 Brickworks Drive Brunswick VIC 3056

Sold Price

\$432,000

Sold Date

14-Nov-19



1



1



1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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