

# 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 908/288 Albert Street, Brunswick 3056 (1 Bed 1 Bath 1 Car)

### Indicative selling price

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

Single price \$410,000.00

or range between \$

&

\$

### Median sale price

Median price \$380,000

Apartment *Apartment*

Suburb Brunswick

Period - From 1 July 2024

to

1 Mar 2025

Source RP Data

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

M02/288 Albert Street, Brunswick 3056	\$405,000	25/ 01 / 2025
205/288 Albert Street, Brunswick 3056	\$378,000	21/11/2024
1008/288 Albert Street, Brunswick 3056	\$356,000	30/11/2024

**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:

4 March 2025