

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

1/21 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$580,000

&

\$635,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Brunswick East

Period - From 01/07/2021

to 30/09/2021

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	5/22 Westgarth St NORTHCOTE 3070	\$612,000	22/07/2021
2	1/1102 Lygon St CARLTON NORTH 3054	\$595,000	06/11/2021
3			

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:

20/01/2022 12:04

1/21 Albert Street, Brunswick East Vic 3057

Lisa Roberts
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 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$635,000
Median Unit Price
September quarter 2021: \$620,000

Comparable Properties



5/22 Westgarth St NORTHCOTE 3070 (REI/VG) **Agent Comments**

 2  1  1

Price: \$612,000
Method: Sold Before Auction
Date: 22/07/2021
Property Type: Unit



1/1102 Lygon St CARLTON NORTH 3054 (REI/VG) **Agent Comments**

 2  1  1

Price: \$595,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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