

# 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 815/288 Albert Street, Brunswick 3056 (2 Bed 1 Bath 1 Car)

### Indicative selling price

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

Single price \$600,000

or range between \$

&

\$

### Median sale price

Median price \$602,300

Apartment *Apartment*

Suburb Brunswick

Period - From 1 May 2023

to

18 Nov 2023

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

119/201 Albert Street, Brunswick	\$620,000	4 Oct 2023
5/14 Blyth Street, Brunswick	\$585,000	15 Jul 2023
3/128 Donald Street, Brunswick	\$602,000	1 Jun 2023

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: 23 November 2023