

## 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

213/288 Albert Street Brunswick VIC 3056

### 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

\$389,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/8-38 Percy Street Brunswick VIC 3056	\$415,000	04-Jan-21
604/33-35 Breese Street Brunswick VIC 3056	\$399,999	28-Nov-20
8/116 Albert Street Brunswick VIC 3056	\$490,000	14-Nov-20

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.~~

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**2/8-38 Percy Street Brunswick VIC 3056** Sold Price **\$415,000** Sold Date **04-Jan-21**

 1  1  1

Distance **0.43km**



**604/33-35 Breese Street Brunswick VIC 3056** Sold Price **\$399,999** Sold Date **28-Nov-20**

 1  1  1

Distance **0.74km**



**8/116 Albert Street Brunswick VIC 3056** Sold Price **\$490,000** Sold Date **14-Nov-20**

 1  1  1

Distance **0.93km**

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

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