

# 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 5.23/288 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$430,000 or range between \$ & \$

### Median sale price

Median price \$445,600 Apartment *Apartment* Suburb Brunswick  
Period - From to 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	Price	Date of sale
304/201 Albert Street, Brunswick	\$456,000	5 May 2021
408/33-35 Breese Street, Brunswick	\$476,000	5 Jun 2021
619/288 Albert Street, Brunswick	\$405,000	17 Mar 2021

**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: 3 Aug 2021