

STATEMENT OF INFORMATION

1/261 ALBION STREET, BRUNSWICK, VIC 3056

PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/261 ALBION STREET, BRUNSWICK, VIC

2

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Indicative Selling Price

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

Price Range: **\$450,000 to \$480,000**

MEDIAN SALE PRICE



BRUNSWICK, VIC, 3056

Suburb Median Sale Price (Unit)

\$505,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/90 TINNING ST, BRUNSWICK, VIC 3056

2

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Sale Price

***\$485,000**

Sale Date: 09/06/2017

Distance from Property: 205m



9/15 CASSELS RD, BRUNSWICK, VIC 3056

2

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Sale Price

***\$505,000**

Sale Date: 19/08/2017

Distance from Property: 266m



7 GORDON ST, BRUNSWICK WEST, VIC 3055

2

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Sale Price

\$460,000

Sale Date: 27/05/2017

Distance from Property: 930m



This report has been compiled on 03/10/2017 by Grantham Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/261 ALBION STREET, BRUNSWICK, VIC 3056

Indicative selling price

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

Price Range: \$450,000 to \$480,000

Median sale price

Median price \$505,000 House ☐ Unit ☒ Suburb BRUNSWICK

Period 01 October 2016 to 30 September 2017 Source 

Comparable property sales

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
2/90 TINNING ST, BRUNSWICK, VIC 3056	*\$485,000	09/06/2017
9/15 CASSELS RD, BRUNSWICK, VIC 3056	*\$505,000	19/08/2017
7 GORDON ST, BRUNSWICK WEST, VIC 3055	\$460,000	27/05/2017