

## 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



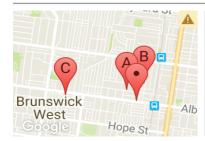
## 1/261 ALBION STREET, BRUNSWICK, VIC 🕮 2 🕒 1 😂 1

**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







Sale Price

\*\$485,000

Sale Date: 09/06/2017

Distance from Property: 205m













**\*\$505,000** 

Sale Date: 19/08/2017

Distance from Property: 266m





7 GORDON ST, BRUNSWICK WEST, VIC 3055







**Sale Price** 

\$460,000

Sale Date: 27/05/2017

Distance from Property: 930m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

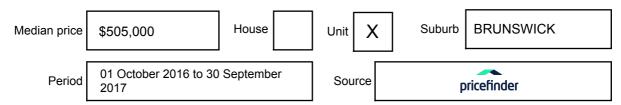
| Address<br>Including suburb and<br>postcode |  |
|---|--|
|---|--|

## 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



## 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   |

