# 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

117/201 Albert Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/04/2019	to	30/06/2019		So	urce	REIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	2/815 Park St BRUNSWICK 3056	\$650,000	06/09/2019
2	204/294 Lygon St BRUNSWICK EAST 3057	\$620,000	15/07/2019
3	C102/59 John St BRUNSWICK EAST 3057	\$616,000	10/08/2019

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:

16/09/2019









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** June quarter 2019: \$565,000

# **Comparable Properties**



2/815 Park St BRUNSWICK 3056 (REI)



Price: \$650,000 Method: Sold Before Auction Date: 06/09/2019 Property Type: Apartment

Agent Comments



204/294 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$620,000 Method: Private Sale Date: 15/07/2019 Rooms: 4 Property Type: Apartment

C102/59 John St BRUNSWICK EAST 3057 (REI)



Price: \$616,000 Method: Auction Sale Date: 10/08/2019 Property Type: Apartment Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.