

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 consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/04/2019

to

30/06/2019

Source

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.

	Address 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



2 2 1

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)

Agent Comments

2 1 1

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



204/294 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

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



C102/59 John St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 2 1

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