

## 513/288 Albert Street, Brunswick Vic 3056



**2 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$520,000

**Median House Price**

September quarter 2022: \$629,000

## Comparable Properties



**114/98 Nicholson Street, Brunswick East 3057 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$530,000

**Method:** Private Sale

**Date:** 27/06/2022

**Property Type:** Apartment

**Agent Comments:** comparable location, larger apartment, comparable presentation, better market conditions



**51/108 Union Street, Brunswick 3056 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$520,000

**Method:** Sale

**Date:** 17/10/2022

**Property Type:** Apartment

**Agent Comments:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**209/34 Union Street, Brunswick 3056 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$499,500

**Method:** Private Sale

**Date:** 25/11/2022

**Property Type:** Apartment

**Agent Comments:** comparable location, Larger apartment, inferior presentation, older block.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

513/288 Albert Street, Brunswick Vic 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$520,000

#### Median sale price

Median price

\$629,000

Unit

x

Suburb

Brunswick

Period - From

01/07/2022

To

30/09/2022

Source

REIV

#### 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
114/98 Nicholson Street, BRUNSWICK EAST 3057	\$530,000	27/06/2022
51/108 Union Street, BRUNSWICK 3056	\$520,000	17/10/2022
209/34 Union Street, BRUNSWICK 3056	\$499,500	25/11/2022

This Statement of Information was prepared on:

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