

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

607/288 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)

Range between

\$490,000

&

\$510,000

### Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/07/2021

to

30/09/2021

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	506/288 Albert St BRUNSWICK 3056	\$540,000	05/08/2021
2	501/288 Albert St BRUNSWICK 3056	\$525,000	01/10/2021
3	618/601 Sydney Rd BRUNSWICK 3056	\$490,000	27/09/2021

**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:

04/11/2021 13:48

607/288 Albert Street, Brunswick Vic 3056

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**Indicative Selling Price**

\$490,000 - \$510,000

**Median Unit Price**

September quarter 2021: \$625,000



**Property Type:**

Agent Comments

## Comparable Properties



**506/288 Albert St BRUNSWICK 3056 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 05/08/2021

**Property Type:** Apartment



**501/288 Albert St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 01/10/2021

**Property Type:** Apartment



**618/601 Sydney Rd BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 27/09/2021

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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