

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

318/288 ALBERT STREET BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

6/33 STALEY STREET BRUNSWICK VIC 3056	\$500,000	01-Sep-23
501/756 SYDNEY ROAD BRUNSWICK VIC 3056	\$490,000	13-Oct-23
11/96-98 GLENLYON ROAD BRUNSWICK VIC 3056	\$486,000	23-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024

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**6/33 STALEY STREET BRUNSWICK
VIC 3056**

 2  1  1

Sold Price

\$500,000

Sold Date

01-Sep-23

Distance

0.61km



**501/756 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$490,000

Sold Date

13-Oct-23

Distance

1.1km



**11/96-98 GLENLYON ROAD
BRUNSWICK VIC 3056**

 2  1  1

Sold Price

\$486,000

Sold Date

23-Sep-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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