

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 365 ALBION STREET, BRUNSWICK, VIC







**Indicative Selling Price** 

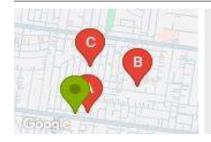
For the meaning of this priceseeconsumer.vic.au/underquoting

**Price Range:** 

\$1,100,000 to \$1,200,000

Provided by: Blaze Brown , Ray White Brunswick

# **MEDIAN SALE PRICE**



## **BRUNSWICK, VIC, 3056**

**Suburb Median SalePrice(House)** 

\$1,263,000

01July2024to30June 2025

Provided by: **pricefinder** 

## COMPARABLE PROPERTIES

These arethethreepropertiessold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



## 1 GARNET ST, BRUNSWICK, VIC 3056







Sale Price

\$1,175,000

Sale Date: 10/04/2025

Distance from Property: 84m





## 37 FOURTH AVE, BRUNSWICK, VIC 3056









Sale Price

\$1,245,000

Sale Date: 25/02/2025

Distance from Property: 453m





## 66 ROSE ST, BRUNSWICK, VIC 3056







Sale Price

\$1,200,000

Sale Date: 09/05/2025

Distance from Property: 356m



# Statement of Information

# Singleresidentialproperty located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address Including suburb and postcode

365 ALBION STREET, BRUNSWICK, VIC 3056

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$1,100,000 to \$1,200,000

#### Median sale price

Median price	\$1,263,000	Property type	House	Suburi	BRUNSWICK
Period	01 July 2024 to 30 June 2025		Source	pricefinder	

## Comparable property sales

These arethethreeproperties soldwithin two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 GARNET ST, BRUNSWICK, VIC 3056	\$1,175,000	10/04/2025
37 FOURTH AVE, BRUNSWICK, VIC 3056	\$1,245,000	25/02/2025
66 ROSE ST, BRUNSWICK, VIC 3056	\$1,200,000	09/05/2025

This Statement of Information was prepared on:

14/08/2025

