

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

812/288 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

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2024

to

31 May 2025

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

117/288 ALBERT STREET BRUNSWICK VIC 3056	\$610,000	27-Feb-25
16/195 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$705,000	16-Nov-24
3/180 UNION STREET BRUNSWICK WEST VIC 3055	\$610,000	29-Oct-24

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: 30 June 2025



**117/288 ALBERT STREET
 BRUNSWICK VIC 3056**

 2  1  2

Sold Price **\$610,000** Sold Date **27-Feb-25**

Distance **0km**



**16/195 BRUNSWICK ROAD
 BRUNSWICK VIC 3056**

 2  1  2

Sold Price **\$705,000** Sold Date **16-Nov-24**

Distance **0.95km**



**3/180 UNION STREET BRUNSWICK
 WEST VIC 3055**

 2  1  2

Sold Price **\$610,000** Sold Date **29-Oct-24**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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