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	45 Albion Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,380,000 Property Type House Suburb Brunswick East

Period - From 01/01/2022 to 31/12/2022 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	100 Brunswick Rd BRUNSWICK 3056	$1,325,000	17/01/2023
2	234 Stewart St BRUNSWICK EAST 3057	$1,344,000	19/11/2022
3	247 Victoria St BRUNSWICK 3056	$1,370,000	04/11/2022

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: 04/04/2023 15:23

45 Albion Street, Brunswick East Vic 3057



4 1 4

Property Type: House
Land Size: 384 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending December 2022: $1,380,000

Comparable Properties

100 Brunswick Rd BRUNSWICK 3056 (REI)

4 - -

Agent Comments

Price: $1,325,000
Method:
Date: 17/01/2023
Property Type: House

234 Stewart St BRUNSWICK EAST 3057 (REI)

4 2 2

Agent Comments

Price: $1,344,000
Method:
Date: 19/11/2022
Property Type: House

247 Victoria St BRUNSWICK 3056 (REI)

4 2 2

Agent Comments

Price: $1,370,000
Method:
Date: 04/11/2022
Property Type: House

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

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