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	439 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,330,000 Property Type House Suburb Brunswick

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	240 Victoria St BRUNSWICK 3056	$1,320,000	19/11/2022
2	283 Brunswick Rd BRUNSWICK 3056	$1,300,000	27/10/2022
3	1A Stewart St BRUNSWICK 3056	$1,295,000	17/01/2023

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: 24/03/2023 16:18

439 Albert Street, Brunswick Vic 3056

Lisa Roberts
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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending December 2022: $1,330,000

Comparable Properties



240 Victoria St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,320,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 195 sqm approx

Agent Comments



283 Brunswick Rd BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,300,000
Method: Private Sale
Date: 27/10/2022
Property Type: House (Res)
Land Size: 268 sqm approx

Agent Comments



1A Stewart St BRUNSWICK 3056 (REI)

3 2 -

Price: $1,295,000
Method: Private Sale
Date: 17/01/2023
Property Type: House

Agent Comments

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