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	322/288 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $355,000 & $390,000

Median sale price

Median price $582,750 Property Type Unit Suburb Brunswick

Period - From 07/02/2024 to 06/02/2025 Source Property Data

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	205/288 Albert St BRUNSWICK 3056	$378,000	21/11/2024
2	M06/288 Albert St BRUNSWICK 3056	$460,000	30/08/2024
3			

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: 07/02/2025 14:53

322/288 Albert Street, Brunswick Vic 3056



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$355,000 - $390,000
Median Unit Price
07/02/2024 - 06/02/2025: $582,750

Comparable Properties

205/288 Albert St BRUNSWICK 3056 (REI)

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Agent Comments

Price: $378,000
Method:
Date: 21/11/2024
Property Type: House

M06/288 Albert St BRUNSWICK 3056 (REI)

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Agent Comments

Price: $460,000
Method:
Date: 30/08/2024
Property Type: House

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.

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

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