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	702/216 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Single price $830,000

Median sale price

Median price $625,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 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	502/12 Duckett St BRUNSWICK 3056	$835,000	09/12/2024
2	612/11 Ilhan La BRUNSWICK 3056	$880,000	27/09/2024
3	304/211 Sydney Rd BRUNSWICK 3056	$875,000	24/02/2025

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.~~

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702/216 Albion Street, Brunswick Vic 3056

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2 1 0

Property Type: Apartment
Land Size: 63 sqm approx

Agent Comments

Indicative Selling Price
$830,000
Median Unit Price
December quarter 2024: $625,000

Comparable Properties

502/12 Duckett St BRUNSWICK 3056 (REI)

2 1 -

Price: $835,000
Method:
Date: 09/12/2024
Property Type: Townhouse (Single)

Agent Comments

612/11 Ilhan La BRUNSWICK 3056 (REI)

2 1 -

Price: $880,000
Method:
Date: 27/09/2024
Property Type: Apartment

Agent Comments



304/211 Sydney Rd BRUNSWICK 3056 (REI)

2 1 -

Price: $875,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment

Agent Comments

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