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	3/32 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $1,070,000 & $1,150,000

Median sale price

Median price $1,397,000 Property Type House Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 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	1 Aintree St BRUNSWICK EAST 3057	$1,180,000	28/02/2024
2	37 Linden St BRUNSWICK EAST 3057	$1,150,000	02/03/2024
3	6/46 John St BRUNSWICK EAST 3057	$1,102,000	10/02/2024

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: 29/04/2024 13:17

3/32 Albert Street, Brunswick East Vic 3057

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3 2 2

Property Type: Townhouse (Single)
Land Size: 121 sqm approx

Agent Comments

Indicative Selling Price
$1,070,000 - $1,150,000
Median House Price
March quarter 2024: $1,397,000

Comparable Properties



1 Aintree St BRUNSWICK EAST 3057 (REI)

3 2 2

Price: $1,180,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: Townhouse (Res)

Agent Comments



37 Linden St BRUNSWICK EAST 3057 (REI/VG)

3 2 1

Price: $1,150,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

Agent Comments



6/46 John St BRUNSWICK EAST 3057 (REI)

3 1 1

Price: $1,102,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

Agent Comments

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