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<br>Including suburb and postcode | 243 Albion Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $1,325,000 & $1,385,000

## Median sale price

Median price $1,224,500 Property Type House Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 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 | 5 Percy St BRUNSWICK 3056 | $1,300,000 | 26/07/2024 |
| 2 | 4 Frederick St BRUNSWICK 3056 | $1,325,000 | 01/06/2024 |
| 3 | 30 Shamrock St BRUNSWICK WEST 3055 | $1,400,000 | 18/07/2024 |

**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: 21/10/2024 15:43

# 243 Albion Street, Brunswick Vic 3056

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4 1 1

**Property Type:** House
**Land Size:** 301 sqm approx

Agent Comments

**Indicative Selling Price**
$1,325,000 - $1,385,000
**Median House Price**
September quarter 2024: $1,224,500

## Comparable Properties



**5 Percy St BRUNSWICK 3056 (REI/VG)**

3 2 2

**Price:** $1,300,000
**Method:** Sold Before Auction
**Date:** 26/07/2024
**Property Type:** House
**Land Size:** 290 sqm approx

Agent Comments

Comparable land size and condition, but one less bedroom.



**4 Frederick St BRUNSWICK 3056 (REI/VG)**

3 1 -

**Price:** $1,325,000
**Method:** Auction Sale
**Date:** 01/06/2024
**Property Type:** House (Res)
**Land Size:** 270 sqm approx

Agent Comments

Comparable land size and condition, but one less bedroom.



**30 Shamrock St BRUNSWICK WEST 3055 (REI/VG)**

3 1 -

**Price:** $1,400,000
**Method:** Sold Before Auction
**Date:** 18/07/2024
**Property Type:** House (Res)
**Land Size:** 331 sqm approx

Agent Comments

Comparable land, but one less bedroom



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