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	223 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	17 Overend St BRUNSWICK 3056	$1,125,000	18/10/2024
2	14 Brunswick Rd BRUNSWICK EAST 3057	$1,120,000	02/09/2024
3	92 Barrow St BRUNSWICK 3056	$1,150,000	03/08/2024

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: 23/10/2024 16:52

223 Albert Street, Brunswick Vic 3056

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0400 087 069
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3 1 2

Property Type: House
Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2024: $1,224,500

Comparable Properties



17 Overend St BRUNSWICK 3056 (REI)

3 1 -

Price: $1,125,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)

Agent Comments



14 Brunswick Rd BRUNSWICK EAST 3057 (REI)

3 1 1

Price: $1,120,000
Method: Sold Before Auction
Date: 02/09/2024
Property Type: House (Res)

Agent Comments



92 Barrow St BRUNSWICK 3056 (REI/VG)

3 1 1

Price: $1,150,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House
Land Size: 221 sqm approx

Agent Comments

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