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	m02/288 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Range between $395,000 & $425,000

Median sale price

Median price $587,750 Property Type Unit 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	718/288 Albert St BRUNSWICK 3056	$395,000	03/07/2024
2	305/201 Albert St BRUNSWICK 3056	$420,000	01/07/2024
3	227/8 Lygon St BRUNSWICK EAST 3057	$425,000	20/06/2024

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: 18/12/2024 15:38

m02/288 Albert Street, Brunswick Vic 3056

Chris Vitsent
9387 5888
0400 087 069
chrisvitsent@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000 - $425,000
Median Unit Price
September quarter 2024: $587,750

Comparable Properties

718/288 Albert St BRUNSWICK 3056 (VG)

1 - -

Agent Comments

Price: $395,000
Method: Sale
Date: 03/07/2024
Property Type: Flat/Unit/Apartment (Res)



305/201 Albert St BRUNSWICK 3056 (REI/VG)

1 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment



227/8 Lygon St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Agent Comments

Price: $425,000
Method: Private Sale
Date: 20/06/2024
Property Type: Apartment

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