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 | 302/216 Albion Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $530,000 & $563,000

## Median sale price

Median price $590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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 | 602/9 Duckett St BRUNSWICK 3056 | $584,070 | 25/10/2023 |
| 2 | 701/8 Michael St BRUNSWICK 3056 | $550,000 | 01/02/2024 |
| 3 | 304A/60 Breese St BRUNSWICK 3056 | $515,000 | 11/09/2023 |

**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: 01/03/2024 16:11

# 302/216 Albion Street, Brunswick Vic 3056

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**Property Type:** Sustainable apartment

Agent Comments

**Indicative Selling Price**
$530,000 - $563,000
**Median Unit Price**
December quarter 2023: $590,000

## Comparable Properties



**602/9 Duckett St BRUNSWICK 3056 (REI/VG)**

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**Price:** $584,070
**Method:** Private Sale
**Date:** 25/10/2023
**Property Type:** Apartment

Agent Comments




**701/8 Michael St BRUNSWICK 3056 (REI)**

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**Price:** $550,000
**Method:** Private Sale
**Date:** 01/02/2024
**Property Type:** Apartment
**Land Size:** 68 sqm approx

Agent Comments



**304A/60 Breese St BRUNSWICK 3056 (REI/VG)**

1 1 1

**Price:** $515,000
**Method:** Private Sale
**Date:** 11/09/2023
**Property Type:** Apartment

Agent Comments



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