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	513/284 Albert Street, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

Single price \$510,000

Median sale price

Median price	\$516,500	Hou	se	Unit	Х	Suburb	Brunswick
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

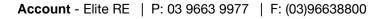
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	30/10-12 Breese St BRUNSWICK 3056	\$510,000	17/11/2017
2	606/330 Lygon St BRUNSWICK EAST 3057	\$510,000	29/11/2017
3	9/15 Cassels Rd BRUNSWICK 3056	\$505,000	19/08/2017

OR

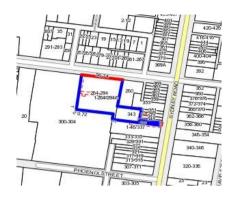
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Indicative Selling Price \$510,000 Median Unit Price Year ending December 2017: \$516,500

Comparable Properties



30/10-12 Breese St BRUNSWICK 3056 (REI/VG) Agent Comments

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Price: \$510,000

Method: Sold Before Auction

Date: 17/11/2017 **Rooms:** 3

Property Type: Apartment



606/330 Lygon St BRUNSWICK EAST 3057

(REI)

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Price: \$510,000

Method: Sold Before Auction

Date: 29/11/2017 **Rooms:** 3

Property Type: Apartment



9/15 Cassels Rd BRUNSWICK 3056 (REI/VG)

6

Price: \$505,000 Method: Auction Sale Date: 19/08/2017 Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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