

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

513/284 Albert Street, Brunswick Vic 3056

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

House

Unit

X

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.

	Address 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.

513/284 Albert Street, Brunswick Vic 3056



Rooms:
Property Type:
Agent Comments

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



Price: \$510,000
Method: Sold Before Auction
Date: 17/11/2017
Rooms: 3
Property Type: Apartment



606/330 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$510,000
Method: Sold Before Auction
Date: 29/11/2017
Rooms: 3
Property Type: Apartment



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



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