

## 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

506/288 Albert Street Brunswick VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$565,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

19/97 Brickworks Drive Brunswick VIC 3056	\$570,000	26-Nov-20
404/294 Lygon Street Brunswick East VIC 3057	\$570,000	13-Oct-20
406/240-250 Lygon Street Brunswick East VIC 3057	\$570,000	10-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 03 May 2021

**19/97 Brickworks Drive Brunswick VIC 3056**

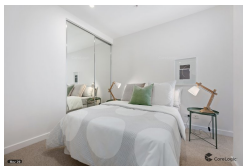
2 1 1

Sold Price

**\$570,000**Sold Date **26-Nov-20**Distance **0.72km****404/294 Lygon Street Brunswick East VIC 3057**

2 1 1

Sold Price

Sold Date **13-Oct-20**Distance **1km****406/240-250 Lygon Street Brunswick East VIC 3057**

2 1 1

Sold Price

Sold Date **10-Nov-20**Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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