

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 205/288 Albert Street, Brunswick 3056 (1 Bed 1 Bath 1 Car)

Indicative selling price

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

Single price \$395,000 or range between \$ & \$

Median sale price

Median price \$396,300 Property type *Apartment* Suburb Brunswick
Period - From 1 Oct 2020 to 3 Jun 2021 Source RP Data

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
213/288 Albert Street, Brunswick 3056	\$389,000	26 Mar 2021
619/288 Albert Street, Brunswick 3056	\$405,000	1 Apr 2021
620/288 Albert Street, Brunswick 3056	\$395,000	13 May 2021

/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: 3 June 2021

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