

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

159 Albert Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$1,349,000

Median sale price

Median price \$1,247,000

House

X

Unit

Suburb

Brunswick

Period - From 01/04/2017

to

31/03/2018

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	255 Albert St BRUNSWICK 3056	\$1,410,000	21/04/2018
2	1/147 Victoria St BRUNSWICK 3056	\$1,335,000	25/11/2017
3	58 Mitchell St BRUNSWICK 3056	\$1,325,000	01/05/2018

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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



255 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,410,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)



1/147 Victoria St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,335,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)



58 Mitchell St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 01/05/2018

Rooms: -

Property Type: House (Res)