

**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

209 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)

Range between \$1,100,000

&

\$1,200,000

**Median sale price**

Median price \$1,267,500

House

X

Unit

Suburb Brunswick

Period - From 01/04/2017

to

30/06/2017

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	38 Edward St BRUNSWICK 3056	\$1,260,000	08/04/2017
2	45 Clarence St BRUNSWICK EAST 3057	\$1,250,000	24/06/2017
3	10 Bennie St BRUNSWICK 3056	\$1,150,000	08/04/2017

**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.



3 1 0

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 204 sqm approx

Agent Comments

## Comparable Properties



**38 Edward St BRUNSWICK 3056 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 186 sqm approx



**45 Clarence St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 188 sqm approx



**10 Bennie St BRUNSWICK 3056 (REI)**

Agent Comments

3 1 -

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 242 sqm approx