

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
3/170 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$513,500 House Unit X Suburb Brunswick

Period - From 01/10/2017 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	1/200 Albion St BRUNSWICK 3056	\$603,000	06/03/2018
2	212/201-207 Albert St BRUNSWICK 3056	\$585,000	15/03/2018
3	101/380 Lygon St BRUNSWICK EAST 3057	\$530,000	14/10/2017

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.



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Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
December quarter 2017: \$513,500



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



1/200 Albion St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$603,000
Method: Private Sale
Date: 06/03/2018
Rooms: -
Property Type: Apartment



212/201-207 Albert St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 15/03/2018
Rooms: -
Property Type: Apartment



101/380 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$530,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: Apartment