

## 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 109/92-96 Albert Street, Brunswick East Vic 3057

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$387,500

**Median sale price**

Median price \$438,000 House Unit X Suburb Brunswick East

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	18/374-378 Lygon St BRUNSWICK EAST 3057	\$397,000	14/02/2018
2	6302/172 Edward St BRUNSWICK EAST 3057	\$390,000	02/03/2018
3	6106/172 Edward St BRUNSWICK EAST 3057	\$375,000	07/02/2018

**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.

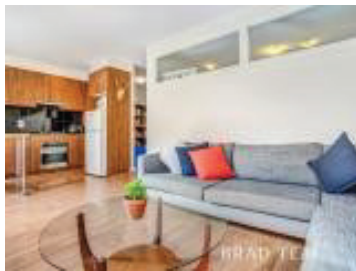


**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**18/374-378 Lygon St BRUNSWICK EAST 3057** Agent Comments  
(REI)



**Price:** \$397,000

**Method:** Private Sale

**Date:** 14/02/2018

**Rooms:** 2

**Property Type:** Apartment



**6302/172 Edward St BRUNSWICK EAST 3057** Agent Comments  
(REI)



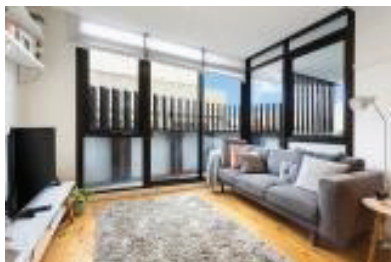
**Price:** \$390,000

**Method:** Private Sale

**Date:** 02/03/2018

**Rooms:** -

**Property Type:** Apartment



**6106/172 Edward St BRUNSWICK EAST 3057** Agent Comments  
(REI)



**Price:** \$375,000

**Method:** Private Sale

**Date:** 07/02/2018

**Rooms:** -

**Property Type:** Apartment