

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

210/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057

Indicative selling price

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

Single Price

or range
between

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

516/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$535,000	23-Dec-22
312/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$560,000	24-Jun-22
312/26 LYGON STREET BRUNSWICK EAST VIC 3057	\$555,000	28-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 29 June 2023



**516/92-96 ALBERT STREET
 BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$535,000** Sold Date **23-Dec-22**

Distance **0km**



**312/330 LYGON STREET
 BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$560,000** Sold Date **24-Jun-22**

Distance **0.25km**



**312/26 LYGON STREET
 BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$555,000** Sold Date **28-Feb-23**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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