

81 Albert Street, Brunswick East Vic 3057



4 Bed 2 Bath 1 Car
Property Type: House
Land size: 153sqm approx
Indicative Selling Price
 \$1,470,000
Median House Price
 Year ending December 2018:
 \$1,265,000

Comparable Properties



142 Clausen Street, Fitzroy North 3068 (REI/VG)
3 Bed 2 Bath
Price: \$1,475,000
Method: Private Sale
Date: 24/12/2018
Property Type: House
Land size: 170sqm approx
Agent Comments: Inferior location, similar land size. Superior renovation.



25 Albert Street, Brunswick East 3057 (REI/VG)
4 Bed 2 Bath 2 Car
Price: \$1,365,000
Method: Private Sale
Date: 30/11/2018
Property Type: House
Land size: 250sqm approx
Agent Comments: Similar location and layout. Superior land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

81 Albert Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$1,470,000

Median sale price

Median price

\$1,265,000

House

Suburb

Brunswick East

Period - From

1/01/2018

to

31/12/2018

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
142 Clausen Street, FITZROY NORTH 3068	\$1,475,000	24/12/2018
25 Albert Street, BRUNSWICK EAST 3057	\$1,365,000	30/11/2018