

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

6/444 Albion Street Brunswick West VIC 3055

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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Sep 2018

to

31 Aug 2019

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

23/13 Hopetoun Avenue Brunswick West VIC 3055	\$387,500	23-Mar-19
210/480 Albion Street Brunswick West VIC 3055	\$399,000	30-Apr-19
9/48 Passfield Street Brunswick West VIC 3055	\$382,000	05-Jun-19

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: 13 September 2019

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23/13 Hopetoun Avenue Brunswick West VIC 3055

Sold Price

\$387,500

Sold Date

23-Mar-19

 2

 1

 1

Distance

0.91km

Notes from your agent

slightly larger apartment, not in great location



210/480 Albion Street Brunswick West VIC 3055

Sold Price

\$399,000

Sold Date

30-Apr-19

 2

 1

 1

Distance

0.34km



9/48 Passfield Street Brunswick West VIC 3055

Sold Price

^{RS}**\$382,000**

Sold Date

05-Jun-19

 2

 1

 1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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