

## 10/446 Albion Street, Brunswick West Vic 3055



**1 Bed 1 Bath 1 Car**

**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit

**Indicative Selling Price**

\$270,000 - \$290,000

**Median House Price**

Year ending September 2023:

\$470,000

## Comparable Properties



### 1/4 Allard Street, Brunswick West 3055 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$285,000

**Method:** Private Sale

**Date:** 20/06/2023

**Property Type:** Flat

**Agent Comments:** Freshly presented apartment in an older style block.



### 14/556 Moreland Road, Brunswick West 3055 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$280,000

**Method:** Private Sale

**Date:** 13/08/2023

**Property Type:** Apartment

**Agent Comments:** Ground floor apartment with a small outdoor space.



### 9/120 Primrose Street, Essendon 3040 (REI/VG)

**1 Bed 1 Bath 1 Car**

**Price:** \$280,000

**Method:** Private Sale

**Date:** 15/07/2023

**Property Type:** Unit

**Agent Comments:** Freshly presented apartment with updated kitchen in an older style block.

## 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

10/446 Albion Street, Brunswick West Vic 3055

#### Indicative selling price

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

Range between \$270,000 & \$290,000

#### Median sale price

Median price \$470,000 Unit x Suburb Brunswick West

Period - From 01/10/2022 to 30/06/2023 Source REIV

#### Comparable property sales

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
1/4 Allard Street, BRUNSWICK WEST 3055	\$285,000	20/06/2023
14/556 Moreland Road, BRUNSWICK WEST 3055	\$280,000	13/08/2023
9/120 Primrose Street, ESSENDON 3040	\$280,000	15/07/2023

This Statement of Information was prepared on:

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