

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

4/478 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/07/2022

to

30/09/2022

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	6/6 Ormond Rd ASCOT VALE 3032	\$440,000	14/05/2022
2	3/1 Duggan St BRUNSWICK WEST 3055	\$410,000	28/08/2022
3	23/508-510 Moreland Rd BRUNSWICK WEST 3055	\$410,000	01/06/2022

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.~~

This Statement of Information was prepared on:

07/11/2022 14:48



2 1 1

Rooms: 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2022: \$470,000

Comparable Properties



6/6 Ormond Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit



3/1 Duggan St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 28/08/2022

Property Type: Unit



23/508-510 Moreland Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 -

Price: \$410,000

Method: Private Sale

Date: 01/06/2022

Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9489 5777 | F: 03 9489 5788