Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

/478 Albion Street, Brunswick West Vic 3055
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Indicative selling price

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

Median sale price

Median price	\$470,000	Pro	perty Type Uni	t		Suburb	Brunswick West
Period - From	01/07/2022	to	30/09/2022	So	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale







Rooms: 3

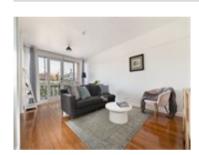
Property Type: House (Res)

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)

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Price: \$440.000 Method: Auction Sale Date: 14/05/2022 Property Type: Unit

Agent Comments



3/1 Duggan St BRUNSWICK WEST 3055 (REI) Agent Comments

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Price: \$410,000 Method: Private Sale Date: 28/08/2022 Property Type: Unit



23/508-510 Moreland Rd BRUNSWICK WEST

3055 (REI)

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Price: \$410,000 Method: Private Sale Date: 01/06/2022 Property Type: Unit

Agent Comments

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



