

## 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

8/446 ALBION STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2022

to

28 Feb 2023

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

5/446 ALBION STREET BRUNSWICK WEST VIC 3055	\$230,000	18-Oct-22
12/448 ALBION STREET BRUNSWICK WEST VIC 3055	\$301,000	08-Oct-22
203/2-4 MURRAY STREET BRUNSWICK WEST VIC 3055	\$360,000	17-Nov-22

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: 15 March 2023



**5/446 ALBION STREET  
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$230,000** Sold Date **18-Oct-22**

Distance **0km**



**12/448 ALBION STREET  
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$301,000** Sold Date **08-Oct-22**

Distance **0.02km**



**203/2-4 MURRAY STREET  
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price **\$360,000** Sold Date **17-Nov-22**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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