Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/444 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
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Median sale price

Median price	\$495,000	Pro	perty Type Un	t		Suburb	Brunswick West
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	204/3 Duggan St BRUNSWICK WEST 3055	\$430,000	17/02/2025
2	302/8 Olive York Way BRUNSWICK WEST 3055	\$426,000	14/01/2025
3	1/1 Mitchell St BRUNSWICK 3056	\$442,500	12/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/03/2025 11:30













Property Type: Apartment

Agent Comments

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price**

Year ending December 2024: \$495,000

Comparable Properties



204/3 Duggan St BRUNSWICK WEST 3055 (REI)

Price: \$430,000 Method: Private Sale Date: 17/02/2025

Property Type: Apartment

Agent Comments



302/8 Olive York Way BRUNSWICK WEST 3055 (REI/VG) Agent Comments





Price: \$426,000 Method: Private Sale Date: 14/01/2025

Property Type: Apartment



1/1 Mitchell St BRUNSWICK 3056 (REI/VG)





Price: \$442,500 Method: Private Sale Date: 12/12/2024

Property Type: Apartment

Agent Comments

Account - VICPROP | P: 03 8888 1011





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