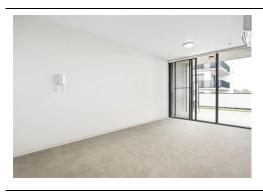
woodards 🚾

106/480 Albion Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Strata Unit/ Flat Indicative Selling Price \$415,000 Median House Price Year ending September 2024: \$482,500

Comparable Properties



103/2 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$400,000 Method: Private Sale Date: 13/08/2024 Property Type: Apartment Agent Comments: Comparable two bedroom apartment in the building next door. Inferior balcony size



208/480 Albion Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$425,000 Method: Private Sale Date: 07/06/2024 Property Type: Unit Agent Comments: Comparable two bedroom apartment in the same complex



301/480 Albion Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$430,000 Method: Private Sale Date: 02/06/2024 Property Type: Apartment Agent Comments: Comparable two bedroom apartment in the same complex

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 locality and postcode

Including suburb or 106/480 Albion Street, Brunswick West Vic 3055

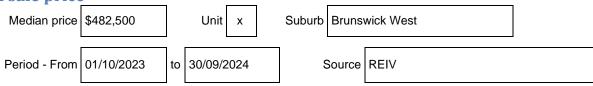
Indicative selling price

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

Single price

\$415,000

Median sale price



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
103/2 Olive York Way, BRUNSWICK WEST 3055	\$400,000	13/08/2024
208/480 Albion Street, BRUNSWICK WEST 3055	\$425,000	07/06/2024
301/480 Albion Street, BRUNSWICK WEST 3055	\$430,000	02/06/2024

This Statement of Information was prepared on:

06/11/2024 14:03



This guide must not be taken as legal advice.