

## 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  
Including suburb or  
locality and postcode

106/480 Albion Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$415,000

#### Median sale price

Median price

\$482,500

Unit

x

Suburb

Brunswick West

Period - From

01/10/2023

to

30/09/2024

Source

REIV

#### 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