

## 208/480 Albion Street, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$410,000 - \$430,000  
**Median House Price**  
 Year ending March 2024: \$477,500

### Comparable Properties



#### 106/2 Olive York Way, Brunswick West 3055 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$423,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** Unit  
**Agent Comments:** Two bedroom apartment located in the building next door. Inferior balcony size.



#### 211/480 Albion Street, Brunswick West 3055 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 22/03/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable two bedroom apartment located in the same building.



#### 110/480 Albion Street, Brunswick West 3055 (REI)

**2 Bed 1 Bath 1 Car**  
**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 14/04/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable two bedroom apartment located in the same building.

## 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

208/480 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](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$430,000

#### Median sale price

Median price \$477,500 Unit x Suburb Brunswick West

Period - From 01/04/2023 to 31/03/2024 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
106/2 Olive York Way, BRUNSWICK WEST 3055	\$423,000	13/02/2024
211/480 Albion Street, BRUNSWICK WEST 3055	\$410,000	22/03/2024
110/480 Albion Street, BRUNSWICK WEST 3055	\$405,000	14/04/2024

This Statement of Information was prepared on:

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