

## 6/481 Albion Street, Brunswick West Vic 3055



**2 Bed 2 Bath 1 Car**  
**Property Type:** House (Res)  
**Indicative Selling Price**  
 \$660,000 - \$680,000  
**Median House Price**  
 18/10/2023 - 17/10/2024: \$667,000

## Comparable Properties



### 6/568 Moreland Road, Brunswick West 3055 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$658,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Inferior location Comparable size  
 Comparable property



### 1/147 Union Street, Brunswick 3056 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Superior location Comparable size  
 Superior property



### 5/9 Mccoll Court, Brunswick West 3055 (REI/VG)

**2 Bed 2 Bath 2 Car**  
**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Comparable location Superior property  
 Courtyard and 2 car spaces Superior property

## 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

6/481 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 \$660,000 & \$680,000

#### Median sale price

Median price \$667,000 Townhouse  Suburb Brunswick West

Period - From 18/10/2023 to 17/10/2024 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
6/568 Moreland Road, BRUNSWICK WEST 3055	\$658,000	31/08/2024
1/147 Union Street, BRUNSWICK 3056	\$690,000	03/08/2024
5/9 Mccoll Court, BRUNSWICK WEST 3055	\$700,000	15/06/2024

This Statement of Information was prepared on:

18/10/2024 11:10