

## 130 Albion Street, Brunswick, VIC 3056



### 3 Bed 1 Bath - Car

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 322 sqm approx

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

11/07/2023 - 10/07/2024:

\$1,300,000

## Comparable Properties



### 231 Victoria Street, Brunswick 3056 (REI/VG)

**3 Bed 1 Bath 2 Car**

**Price:** \$1,147,500

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 243 sqm approx

**Agent Comments:** Brick home, Smaller land and property size, Not on main road, Comparable property



### 357 Albion Street, Brunswick 3056 (REI)

**3 Bed 1 Bath - Car**

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 342 sqm approx

**Agent Comments:** Comparable location, Inferior interior, Only 3 bedroom, Comparable property



### 196 Victoria Street, Brunswick 3056 (REI)

**3 Bed 1 Bath - Car**

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**Agent Comments:** Comparable location, Unrenovated in the past 40+ years, 3 bedrooms property, No ROW Inferior 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

130 Albion Street, Brunswick, VIC 3056

#### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

#### Median sale price

Median price \$1,300,000 House x Suburb Brunswick

Period - From 11/07/2023 to 10/07/2024 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
231 Victoria Street, Brunswick 3056	\$1,147,500	27/04/2024
357 Albion Street, Brunswick 3056	\$1,110,000	18/05/2024
196 Victoria Street, Brunswick 3056	\$1,070,000	25/05/2024

This Statement of Information was prepared on:

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