

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

204/480 Albion Street Brunswick West VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

302/3 Olive York Way Brunswick West VIC 3055	\$489,000	02-May-21
301/2-4 Murray Street Brunswick West VIC 3055	\$570,000	01-Dec-21
2/138 Melville Road Brunswick West VIC 3055	\$570,000	19-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 January 2022

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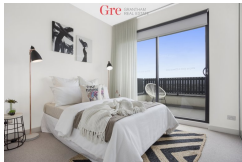


302/3 Olive York Way Brunswick West VIC 3055

2 1 1

Sold Price **\$489,000** Sold Date **02-May-21**

Distance **0.07km**



301/2-4 Murray Street Brunswick West VIC 3055

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **01-Dec-21**

Distance **0.39km**



2/138 Melville Road Brunswick West VIC 3055

2 1 1

Sold Price **\$570,000** Sold Date **19-Oct-21**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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