

## 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

6/563 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)

Range between

\$700,000

&

\$770,000

#### Median sale price

Median price

\$400,500

Unit

X

Suburb

Brunswick West

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

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
1/79 Wilson St MOONEE PONDS 3039	\$730,000	25/03/2017
2/20 Irvine Cr BRUNSWICK WEST 3055	\$719,000	12/03/2017
13/33 Mclean St BRUNSWICK WEST 3055	\$600,000	20/05/2017

6/563 Albion Street, Brunswick West Vic 3055



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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending March 2017: \$400,500



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**1/79 Wilson St MOONEE PONDS 3039 (REI)**



**Agent Comments**

Moonee Ponds is considered by some a superior suburb.

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**2/20 Irvine Cr BRUNSWICK WEST 3055 (REI)**



**Agent Comments**

**Price:** \$719,000

**Method:** Private Sale

**Date:** 12/03/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)



**13/33 Mclean St BRUNSWICK WEST 3055 (REI)**



**Agent Comments**

Smaller and older townhouse in a inferior location.

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)