

6/536 Albion Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: Apartment
Indicative Selling Price
 \$400,000 - \$440,000
Median House Price
 07/02/2022 - 06/02/2023:
 \$425,000

Comparable Properties



1/4 Irvine Crescent, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$440,000
Method: Private Sale
Date: 28/10/2022
Property Type: Unit
Agent Comments: Similar condition & inferior location



1/142 Melville Road, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$420,000
Method: Private Sale
Date: 21/11/2022
Property Type: Apartment
Agent Comments: similar position, superior accommodation & condition.



3/1 Duggan Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$410,000
Method: Private Sale
Date: 28/08/2022
Property Type: Unit
Agent Comments: Similar condition, same accommodation, same location

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

6/536 Albion Street, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$425,000 Unit x Suburb Brunswick West

Period - From 07/02/2022 to 06/02/2023 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
1/4 Irvine Crescent, BRUNSWICK WEST 3055	\$440,000	28/10/2022
1/142 Melville Road, BRUNSWICK WEST 3055	\$420,000	21/11/2022
3/1 Duggan Street, BRUNSWICK WEST 3055	\$410,000	28/08/2022

This Statement of Information was prepared on:

07/02/2023 13:03