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110/480 Albion Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$400,000 - \$420,000 Median House Price Year ending December 2023: \$470,000

Comparable Properties

	103/19 Hall Street, Moonee Ponds 3039 (REI/VG)	
	2 Bed 1 Bath 1 Car	
	Price: \$430,000	
	Method: Private Sale	
	Date: 14/12/2023	
	Property Type: Apartment Agent Comments: Two bedroom apartment located in a	
	surrounding suburb. Superior presentation. Inferior	
	balcony size.	
	Success Size.	
	205/2 Olive York Way, Brunswick West 3055 (REI/VG)	
	2 Bed 1 Bath 1 Car	
	Price: \$395,000	
	Method: Sale	
	Date: 12/12/2023	
	Property Type: Subdivided Unit/Villa/Townhouse	
	- Single OYO Unit	
	Agent Comments: Two bedroom apartment located in the	
	building next door. Superior presentation. Inferior balcony	
	size.	
	209/2 Olive York Way, Brunswick West 3055 (VG)	
	2 Bed 1 Bath 1 Car	
	Price: \$395,000	
	Method: Private Sale	
	Date: 20/12/2023	
	Property Type: Apartment	
	Agent Comments: Two bedroom apartment located in the	
	building next door. Superior presentation. Inferior balcony	
Harcourts	size.	

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
 110/480 Albion Street, Brunswick West Vic 3055

 Indicative selling price
 Image between

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

 Range between
 \$400,000

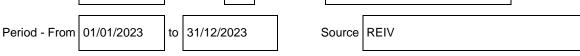
 &
 \$420,000

 Median sale price

 Median price
 \$470,000

 Unit
 x
 Suburb

 Brunswick West
 Image State



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
103/19 Hall Street, MOONEE PONDS 3039	\$430,000	14/12/2023
205/2 Olive York Way, BRUNSWICK WEST 3055	\$405,000	12/12/2023
209/2 Olive York Way, BRUNSWICK WEST 3055	\$395,000	20/12/2023

This Statement of Information was prepared on:

09/02/2024 16:58



This guide must not be taken as legal advice.