

## 101/480 Albion Street, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$410,000

**Median House Price**

09/06/2022 – 08/06/2023:

\$470,000

## Comparable Properties



### 4/1 Duggan Street, Brunswick West 3055 (VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$420,000

**Method:** Sale

**Date:** 17/12/2022

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** Ground floor apartment, with carpets throughout and courtyard.



### G4/37 Breese Street, Brunswick 3056 (REI)

**2 Bed 2 Bath 1 Car**

**Price:** \$420,000

**Method:** Private Sale

**Date:** 10/02/2023

**Property Type:** Apartment

**Agent Comments:** Freshly presented ground floor apartment with timber flooring and a small balcony.



### 206/316 Pascoe Vale Road, Essendon 3040 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$408,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** Apartment

**Agent Comments:** Second-floor apartment with large undercover terrace.

## 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

101/480 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)

Single price

\$410,000

#### Median sale price

Median price

\$470,000

Unit

x

Suburb

Brunswick West

Period - From

09/06/2022

to

08/06/2023

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
4/1 Duggan Street, BRUNSWICK WEST 3055	\$420,000	17/12/2022
G4/37 Breese Street, BRUNSWICK 3056	\$420,000	10/02/2023
206/316 Pascoe Vale Road, ESSENDON 3040	\$408,000	30/03/2023

This Statement of Information was prepared on:

21/07/2023