

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 497 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Brunswick West

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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	1/5 Howson St BRUNSWICK WEST 3055	\$1,525,000	19/09/2024
2	5b Zeal St BRUNSWICK WEST 3055	\$1,590,000	26/07/2024
3	5a Zeal St BRUNSWICK WEST 3055	\$1,500,000	17/06/2024

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 six months.~~

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

September quarter 2024: \$1,385,000

Comparable Properties



1/5 Howson St BRUNSWICK WEST 3055 (REI)

Agent Comments

4 3 1

Price: \$1,525,000

Method: Sold Before Auction

Date: 19/09/2024

Property Type: Townhouse (Res)



5b Zeal St BRUNSWICK WEST 3055 (REI)

Agent Comments

4 3 2

Price: \$1,590,000

Method: Private Sale

Date: 26/07/2024

Property Type: House (Res)



5a Zeal St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 17/06/2024

Property Type: House (Res)

Land Size: 277 sqm approx

Account - Whitefox Real Estate | P: 96459699



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