

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

4/483-485 ALBION STREET BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 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

3/218 DAWSON STREET BRUNSWICK WEST VIC 3055	\$618,000	26-Oct-21
2/14 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$690,000	03-Feb-22
7/28 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$1	04-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 31 March 2022



**3/218 DAWSON STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$618,000** Sold Date **26-Oct-21**

Distance -

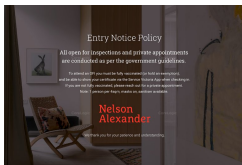


**2/14 MCLEAN STREET BRUNSWICK
WEST VIC 3055**

 2  1  1

Sold Price **\$690,000** Sold Date **03-Feb-22**

Distance **0.47km**



**7/28 MCLEAN STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$1** Sold Date **04-Nov-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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