# 106/480 Albion Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Strata Unit/ Flat Indicative Selling Price \$399,000 Median House Price Year ending September 2024: \$482,500

# **Comparable Properties**



#### 406/2 Olive York Way, Brunswick West 3055 (VG)

#### 2 Bed 1 Bath 1 Car Price: \$400,500 Method: Sale Date: 16/01/2025

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

OYO Unit

**Agent Comments:** Comparable two bedroom apartment in

neighbouring complex



#### 78 Hopetoun Avenue, Brunswick West 3055 (VG)

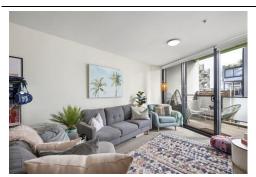
2 Bed 1 Bath 1 Car Price: \$395,000 Method: Sale Date: 13/10/2024

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

OYO Unit

**Agent Comments:** Comparable two bedroom apartment wit

floorboards



#### 205/1 Duggan Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$391,885 Method: Private Sale Date: 26/08/2024 Property Type: Unit

**Agent Comments:** Comparable two bedroom apartment

in neighbouring complex

## 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	Pro	perty	offered	for sa	le
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Address	
Including suburb or	106/480 Albion Street, Brunswick West Vic 3055
locality and postcode	

## **Indicative selling price**

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

Single price	\$399,000
Single price	\$399,000

## Median sale price

Median price	\$495,000		Unit	х	Suburb	Bruns	wick West	
Period - From	01/01/2024	to	31/12/20	024	S	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
406/2 Olive York Way, BRUNSWICK WEST 3055	\$400,500	16/01/2025
78 Hopetoun Avenue, BRUNSWICK WEST 3055	\$395,000	13/10/2024
205/1 Duggan Street, BRUNSWICK WEST 3055	\$391,885	26/08/2024

This Statement of Information was prepared on: 19/02/2025 (
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