

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 with 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

Address
Including suburb or
locality and postcode

106/480 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$495,000

Unit

x

Suburb

Brunswick West

Period - From

01/01/2024

to

31/12/2024

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 09:22