

208/480 Albion Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$400,000 - \$420,000
Median House Price
 Year ending September 2023:
 \$470,000

Comparable Properties



D317/460 Victoria Street, Brunswick 3056

2 Bed 1 Bath 1 Car
Price: \$430,000
Method: Private Sale
Date: 17/08/2023
Property Type: Apartment
Agent Comments: Modern apartment complex, freshly presented apartment with open plan and balcony.



411/2 Olive York Way, Brunswick West 3055

2 Bed 1 Bath 1 Car
Price: \$409,000
Method: Private Sale
Date: 08/08/2023
Property Type: Unit
Agent Comments: Located in a nearby complex, comparable property, comparable location. Similar in size.



101/480 Albion Street, Brunswick West 3055

2 Bed 1 Bath 1 Car
Price: \$407,000
Method: Private Sale
Date: 28/07/2023
Property Type: Apartment
Agent Comments: Located in the same building, comparable property, and comparable location, comparable in size.

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

208/480 Albion Street, Brunswick West Vic 3055
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Indicative selling price

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

Range between

\$400,000

 &

\$420,000

Median sale price

Median price

\$470,000

 Unit

x

 Suburb

Brunswick West

Period - From

01/10/2022

 to

30/09/2023

 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
D317/460 Victoria Street, BRUNSWICK 3056	\$430,000	17/08/2023
411/2 Olive York Way, BRUNSWICK WEST 3055	\$409,000	08/08/2023
101/480 Albion Street, BRUNSWICK WEST 3055	\$407,000	28/07/2023

This Statement of Information was prepared on:

17/11/2023 15:16
