

## 202/480 Albion Street, Brunswick West Vic 3055



**1 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$355,000  
**Median House Price**  
 12/04/2022 – 11/04/2023:  
 \$420,000

### Comparable Properties



**212/444-446 Moreland Road, Brunswick West 3055 (REI)**

**1 Bed 1 Bath 1 Car**  
**Price:** \$361,000  
**Method:** Private Sale  
**Date:** 11/02/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable accommodation, newer complex with small balcony.



**109/314 Pascoe Vale Road, Essendon 3040 (REI)**

**1 Bed 1 Bath 1 Car**  
**Price:** \$345,000  
**Method:** Auction Sale  
**Date:** 27/02/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable accommodation, floorboards throughout with dedicated study area & small balcony.



**6/297 Pascoe Vale Road, Essendon 3040 (REI/VG)**

**1 Bed 1 Bath - Car**  
**Price:** \$345,000  
**Method:** Sold Before Auction  
**Date:** 09/03/2023  
**Property Type:** Apartment  
**Agent Comments:** Modern complex, European laundry and small study section in hallway. Small balcony.

## 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

202/480 Albion Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$355,000

#### Median sale price

Median price

\$420,000

Unit

x

Suburb

Brunswick West

Period - From

12/04/2022

to

11/04/2023

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
212/444-446 Moreland Road, BRUNSWICK WEST 3055	\$361,000	11/02/2023
109/314 Pascoe Vale Road, ESSENDON 3040	\$350,000	27/02/2023
6/297 Pascoe Vale Road, ESSENDON 3040	\$345,000	09/03/2023

This Statement of Information was prepared on:

12/04/2023 11:34