

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

1/478 Albion Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$475,000 & \$500,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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
1	4/22 Murray St BRUNSWICK WEST 3055	\$459,000	27/02/2024
2	G6/1 Olive York Way BRUNSWICK WEST 3055	\$446,000	27/02/2024
3	208/480 Albion St BRUNSWICK WEST 3055	\$405,000	20/02/2024

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 six months.~~

This Statement of Information was prepared on:

18/03/2024 13:57



Property Type: Unit

Agent Comments

Comparable Properties



4/22 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments



Good comparable as both properties are two bed apartments located in Brunswick West, both with modern features.

Price: \$459,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



G6/1 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments



Good comparable as both properties are two bed, two bath townhouses in modern complexes.

Price: \$446,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



208/480 Albion St BRUNSWICK WEST 3055 (REI)

Agent Comments



Good comparable as both properties are 2 bed, 1 bath, 1 car apartments located in newer apartment complexes in Brunswick West.

Price: \$405,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment