

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

1/553 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$406,500

Property Type

Unit

Suburb

Brunswick West

Period - From

01/01/2023

to

31/03/2023

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	1/466 Albion St BRUNSWICK WEST 3055	\$660,000	15/01/2023
2	2/20 Lawson St ESSENDON 3040	\$655,000	11/03/2023
3	4/212 Dawson St BRUNSWICK WEST 3055	\$632,500	19/11/2022

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:

17/05/2023 14:03



Property Type: Villa

Agent Comments

Comparable Properties



1/466 Albion St BRUNSWICK WEST 3055 (VG) Agent Comments



Price: \$660,000

Method: Sale

Date: 15/01/2023

Property Type: Villa



2/20 Lawson St ESSENDON 3040 (REI/VG) Agent Comments



Price: \$655,000

Method: Sold Before Auction

Date: 11/03/2023

Property Type: Unit



4/212 Dawson St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$632,500

Method: Auction Sale

Date: 19/11/2022

Property Type: Unit