

110/480 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 December 2023:
 \$470,000

Comparable Properties



103/19 Hall Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$430,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment
Agent Comments: Two bedroom apartment located in a surrounding suburb. Superior presentation. Inferior balcony size.



205/2 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$395,000
Method: Sale
Date: 12/12/2023
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit
Agent Comments: Two bedroom apartment located in the building next door. Superior presentation. Inferior balcony size.



209/2 Olive York Way, Brunswick West 3055 (VG)

2 Bed 1 Bath 1 Car
Price: \$395,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment
Agent Comments: Two bedroom apartment located in the building next door. Superior presentation. Inferior balcony 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

110/480 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 01/01/2023 to 31/12/2023 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
103/19 Hall Street, MOONEE PONDS 3039	\$430,000	14/12/2023
205/2 Olive York Way, BRUNSWICK WEST 3055	\$405,000	12/12/2023
209/2 Olive York Way, BRUNSWICK WEST 3055	\$395,000	20/12/2023

This Statement of Information was prepared on:

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