

## 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

2/501 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$836,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Brunswick West

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

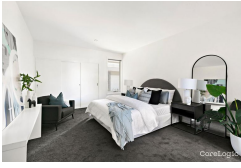
15A EVANS STREET MOONEE PONDS VIC 3039	\$810,000	01-Feb-24
6/101 HOPE STREET BRUNSWICK VIC 3056	\$783,000	17-Oct-23
3/252 UNION STREET BRUNSWICK WEST VIC 3055	\$910,000	20-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 05 March 2024

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**15A EVANS STREET MOONEE  
PONDS VIC 3039**

2 2 1

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date **01-Feb-24**

Distance **0.65km**



**6/101 HOPE STREET BRUNSWICK  
VIC 3056**

2 2 1

Sold Price

<sup>RS</sup> **\$783,000**

Sold Date **17-Oct-23**

Distance **1.36km**



**3/252 UNION STREET BRUNSWICK  
WEST VIC 3055**

2 2 1

Sold Price

<sup>RS</sup> **\$910,000**

Sold Date **20-Sep-23**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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