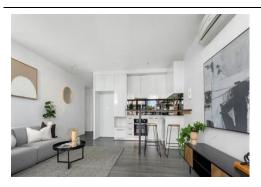
301/480 Albion Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$450,000 Median House Price 20/05/2023 - 19/05/2024: \$479,000

Comparable Properties



210/480 Albion Street, Brunswick West 3055(REI/VG)

2 Bed 1 Bath 1 Car Price: \$422,500 Method: Private Sale Date: 03/05/2024

Property Type: Apartment

Agent Comments: Lower floor Inferior aspect Updated

Comparable property



109/12 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$420,000 Method: Private Sale Date: 09/02/2024

Property Type: Apartment

Agent Comments: Similar size property. Newer building,

comparable location comparable property



211/480 Albion Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$410,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

Agent Comments: Lower floor Inferior aspect Inferior

property

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	Pror	ertv	offered	for sa	le
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Address	
Including suburb or	301/480 Albion Street, Brunswick West Vic 3055
locality and postcode	

Indicative selling price

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

450,000

Median sale price

bare price						-
Median price	\$479,000		Unit x	Suburb Bruns	wick West	
Period - From	20/05/2023	to	19/05/2024	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
210/480 Albion Street, BRUNSWICK WEST 3055	\$422,500	03/05/2024
109/12 Olive York Way, BRUNSWICK WEST 3055	\$420,000	09/02/2024
211/480 Albion Street, BRUNSWICK WEST 3055	\$410,000	22/03/2024

This Statement of Information was prepared on: 2	21/05/2024	12:23
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