

## 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

Address  
Including suburb or locality and postcode

301/480 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](http://consumer.vic.gov.au/underquoting)

Single price

\$450,000
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#### Median sale price

Median price

\$479,000
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Unit

x
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Suburb

Brunswick West
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Period - From

20/05/2023
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 to 

19/05/2024
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Source

REIV
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#### 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:

21/05/2024 12:23
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