

# 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

11/448 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)

Single price

\$295,000

### Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

Brunswick West

Period - From

11/01/2020

to

10/01/2021

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	1/39 Murray St BRUNSWICK WEST 3055	\$373,000	31/07/2020
2	2/8 Dalgety St BRUNSWICK WEST 3055	\$325,000	17/11/2020
3	11/446 Albion St BRUNSWICK WEST 3055	\$316,000	22/10/2020

**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:

11/01/2021 11:42



**Property Type:** Flat  
**Land Size:** 1009.719 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$295,000  
**Median Unit Price**  
11/01/2020 - 10/01/2021: \$537,500

## Comparable Properties

1/39 Murray St BRUNSWICK WEST 3055 (VG) **Agent Comments**



**Price:** \$373,000  
**Method:** Sale  
**Date:** 31/07/2020  
**Property Type:** Flat/Unit/Apartment (Res)



2/8 Dalgety St BRUNSWICK WEST 3055 (REI/VG) **Agent Comments**



**Price:** \$325,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2020  
**Property Type:** Apartment



11/446 Albion St BRUNSWICK WEST 3055 (VG) **Agent Comments**



**Price:** \$316,000  
**Method:** Sale  
**Date:** 22/10/2020  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit