

## 1/480 Albion Street, Brunswick West 3055



**2 Bed 1 Bath 1 Car**  
**Property Type:** Apartment

**Indicative Selling Price**  
\$439,000

**Median Unit Price**  
June Quarter 2017: \$445,000

## Comparable Properties

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**104C/3 Duggan Street, Brunswick West 3055 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$450,000

**Method:** Private Sale

**Date:** 26/07/2017

**Property Type:** Unit

**Agent Comments:** Stylish and modern apartment with balcony and off street parking

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**2/1 Duggan Street, Brunswick West 3055 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$430,000

**Method:** Private Sale

**Date:** 14/06/2017

**Property Type:** Apartment

**Agent Comments:** Ground floor apartment with outdoor area and off street parking

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**103/1 Duggan Street, Brunswick West 3055 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$417,250

**Method:** Private Sale

**Date:** 11/06/2017

**Property Type:** Apartment

**Agent Comments:** Stylish and modern apartment with off street parking

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## 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 1/480 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 \$439,000

#### Median sale price

Median price \$445,000 unit X Suburb or locality Brunswick West  
Period - From 01/04/2017 to 30/06/2017 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
104c/3 Duggan Street, Brunswick West 3055	\$450,000	26/07/2017
2/1 Duggan Street, Brunswick West 3055	\$430,000	14/06/2017
103/1 Duggan Street, Brunswick West 3055	\$417,250	11/06/2017