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	398 Albion Street, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,306,000 Property Type House Suburb Brunswick West

Period - From 11/11/2020 to 10/11/2021 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	17 Yarrabin St BRUNSWICK WEST 3055	$1,260,000	16/09/2021
2	43 Pearson St BRUNSWICK WEST 3055	$1,250,000	14/10/2021
3	87 Shamrock St BRUNSWICK WEST 3055	$1,240,000	13/07/2021

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: 11/11/2021 10:28

398 Albion Street, Brunswick West Vic 3055



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
11/11/2020 - 10/11/2021: $1,306,000

Comparable Properties



17 Yarrabin St BRUNSWICK WEST 3055 (REI)

3 1 1

Agent Comments

Price: $1,260,000
Method: Sold Before Auction
Date: 16/09/2021
Property Type: House (Res)
Land Size: 323 sqm approx



43 Pearson St BRUNSWICK WEST 3055 (REI)

3 1 -

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 14/10/2021
Property Type: House



87 Shamrock St BRUNSWICK WEST 3055 (REI)

3 1 -

Agent Comments

Price: $1,240,000
Method: Sold Before Auction
Date: 13/07/2021
Rooms: 4
Property Type: House
Land Size: 372 sqm approx

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