

# 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

427 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)

Range between \$1,525,000

&

\$1,595,000

### Median sale price

Median price \$1,427,500

Property Type House

Suburb Brunswick West

Period - From 01/07/2023

to

30/09/2023

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	16 Daly St BRUNSWICK WEST 3055	\$1,600,000	15/08/2023
2	483 Albert St BRUNSWICK WEST 3055	\$1,540,000	15/07/2023
3			

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:

20/11/2023 11:43



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,525,000 - \$1,595,000  
**Median House Price**  
September quarter 2023: \$1,427,500

## Comparable Properties



**16 Daly St BRUNSWICK WEST 3055 (REI/VG)** Agent Comments



**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 15/08/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**483 Albert St BRUNSWICK WEST 3055 (REI/VG)** Agent Comments



**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 445 sqm approx

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.

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