

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address including suburb and postcode

1/478 Albion Street Brunswick West 3055

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$555,000 or range between &

**Median sale price**

Median price \$411,000 \*House \*unit x Suburb or locality Brunswick West  
Period - From Feb 2017 to Jan 2018 Source Core Logic RP Data

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
1. 13/159-162 Union Street Brunswick	\$600,000	3/11/17
2. 34/2 Centennial Ave Brunswick	\$560,000	28/10/17