

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

205/12 Lux Way, Brunswick Vic 3056

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$553,500

Property Type Unit

Suburb Brunswick

Period - From 01/10/2018

to 30/09/2019

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	108/201-207 Albert St BRUNSWICK 3056	\$405,000	14/08/2019
2	206/12-32 Lux Way BRUNSWICK 3056	\$392,000	18/09/2019
3	3/374-378 Lygon St BRUNSWICK EAST 3057	\$385,000	14/09/2019

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:

06/11/2019 12:04



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



108/201-207 Albert St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 14/08/2019

Property Type: Apartment



206/12-32 Lux Way BRUNSWICK 3056 (REI)

Agent Comments



Price: \$392,000

Method: Private Sale

Date: 18/09/2019

Property Type: Apartment



3/374-378 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 14/09/2019

Property Type: Apartment