

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

706/27 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$581,000

Property Type Unit

Suburb Brunswick

Period - From 01/07/2019

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	211/27 Wilson Av BRUNSWICK 3056	\$630,000	20/08/2019
2	205/27 Wilson Av BRUNSWICK 3056	\$625,000	05/07/2019
3	C102/59 John St BRUNSWICK EAST 3057	\$616,000	10/08/2019

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:

11/11/2019 09:07



Property Type: apartment

Agent Comments

Comparable Properties

211/27 Wilson Av BRUNSWICK 3056 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 20/08/2019

Property Type: Strata Unit/Flat

205/27 Wilson Av BRUNSWICK 3056 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 05/07/2019

Property Type: Strata Unit/Flat



C102/59 John St BRUNSWICK EAST 3057
(REI)

Agent Comments



Price: \$616,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Apartment