

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

710/27 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2020

to

31/12/2020

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	11/55-57 Victoria St BRUNSWICK EAST 3057	\$730,000	12/02/2021
2	2009/170-178 Edward St BRUNSWICK EAST 3057	\$725,000	10/12/2020
3	4/26 Barkly St BRUNSWICK EAST 3057	\$700,000	08/10/2020

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:

22/03/2021 10:15

710/27 Wilson Avenue, Brunswick Vic 3056

Lisa Roberts
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Indicative Selling Price
\$750,000

Median Unit Price

Year ending December 2020: \$572,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/55-57 Victoria St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Sold Before Auction

Date: 12/02/2021

Property Type: Apartment



2009/170-178 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$725,000

Method: Sold Before Auction

Date: 10/12/2020

Property Type: Apartment

Land Size: 12581 sqm approx



4/26 Barkly St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 08/10/2020

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161