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

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Single price \$750,000

Median sale price

Median price	\$572,500	Pro	perty Type Unit	t		Suburb	Brunswick
Period - From	01/01/2020	to	31/12/2020	Sou	urce	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.

Ade	dress 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





Property Type: Apartment Agent Comments

Lisa Roberts 03 9347 1170 0413 265 362 lisa.roberts@belleproperty.com

Indicative Selling Price \$750,000 Median Unit Price Year ending December 2020: \$572,500

Comparable Properties



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





Price: \$730,000 Method: Sold Before Auction Date: 12/02/2021 Property Type: Apartment

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



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)

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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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments