

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

711/27 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

Brunswick

Period - From

01/04/2021

to

30/06/2021

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	508/27 Wilson Av BRUNSWICK 3056	\$680,000	07/06/2021
2	310/27 Wilson Av BRUNSWICK 3056	\$680,000	08/05/2021
3	710/27 Wilson Av BRUNSWICK 3056	\$730,000	01/05/2021

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:

02/08/2021 16:46

711/27 Wilson Avenue, Brunswick Vic 3056

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



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$699,000

Median Unit Price

June quarter 2021: \$595,500

Comparable Properties



508/27 Wilson Av BRUNSWICK 3056 (REI/VG) Agent Comments

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Price: \$680,000

Method: Private Sale

Date: 07/06/2021

Property Type: Apartment

310/27 Wilson Av BRUNSWICK 3056 (VG) Agent Comments

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Price: \$680,000

Method: Sale

Date: 08/05/2021

Property Type: Flat/Unit/Apartment (Res)



710/27 Wilson Av BRUNSWICK 3056 (VG) Agent Comments

 2  -  -

Price: \$730,000

Method: Sale

Date: 01/05/2021

Property Type: Flat/Unit/Apartment (Res)

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