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

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Single price \$699,000

Median sale price

Median price	\$595,500	Pro	operty Type Unit	t	S	Suburb	Brunswick
Period - From	01/04/2021	to	30/06/2021	Sou	urce R	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.

Ado	dress 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

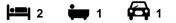
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/08/2021 16:46







Property Type: Apartment Agent Comments

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

> 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



Price: \$680,000 Method: Private Sale Date: 07/06/2021 Property Type: Apartment

310/27 Wilson Av BRUNSWICK 3056 (VG)

Agent Comments



Price: \$680,000 Method: Sale Date: 08/05/2021 Property Type: Flat/Unit/Apartment (Res)



710/27 Wilson Av BRUNSWICK 3056 (VG)

Agent Comments



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





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.