

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

703/27 Wilson Ave Brunswick VIC 3056

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range of between

\$450,000

&

\$495,000

#### Median sale price

Median unit price

\$585,000

Suburb

Brunswick VIC 3056

Period - From

Oct 2023

to

Oct 2024

Source

RP Data

#### Comparable property sales

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
603/27 Wilson Ave Brunswick VIC 3056	\$445,000	25/08/2024
701/27 Wilson Ave Brunswick VIC 3056	\$475,000	15/06/2024
503/17 Union Street Brunswick VIC 3056	\$505,000	23/08/2024