

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

102/1-31 LUX WAY BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

207/1-31 LUX WAY BRUNSWICK VIC 3056	\$622,000	13-May-24
512/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$615,000	17-Apr-24
519/597 SYDNEY ROAD BRUNSWICK VIC 3056	\$620,000	18-Jun-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 August 2024

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**207/1-31 LUX WAY BRUNSWICK
VIC 3056**

2 2 1

Sold Price **\$622,000** Sold Date **13-May-24**

Distance **0km**



**512/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price **\$615,000** Sold Date **17-Apr-24**

Distance **0.33km**



**519/597 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price ^{RS} **\$620,000** Sold Date **18-Jun-24**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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