

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

5/1-31 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

206/12-32 LUX WAY BRUNSWICK VIC 3056	\$413,000	15-Oct-22
215/12-32 LUX WAY BRUNSWICK VIC 3056	\$455,000	18-Feb-22
1/8-38 PERCY STREET BRUNSWICK VIC 3056	\$460,000	05-Apr-22

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 6 months.

This Statement of Information was prepared on: 08 May 2023



**206/12-32 LUX WAY BRUNSWICK
VIC 3056**

Sold Price

\$413,000

Sold Date

15-Oct-22



1



1



1

Distance

0.06km



**215/12-32 LUX WAY BRUNSWICK
VIC 3056**

Sold Price

\$455,000

Sold Date

18-Feb-22



1



1



1

Distance

0.06km



**1/8-38 PERCY STREET BRUNSWICK
VIC 3056**

Sold Price

\$460,000

Sold Date

05-Apr-22



1



1



1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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