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	304/27 WILSON AVENUE 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,320,000	Property type	Other	Suburb	Brunswick
Period-from	01 Jun 2022	to	31 May 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.

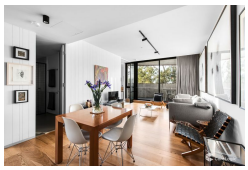
Address of comparable property	Price	Date of sale
202/27 WILSON AVENUE BRUNSWICK VIC 3056	$725,000	24-Jun-23
302/27 WILSON AVENUE BRUNSWICK VIC 3056	$700,000	11-Feb-23
504/27 WILSON AVENUE BRUNSWICK VIC 3056	$675,000	02-May-23

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: 28 June 2023

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com

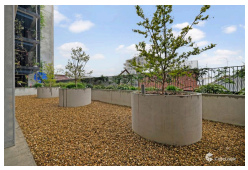


202/27 WILSON AVENUE BRUNSWICK VIC 3056

2 1 1

Sold Price RS **$725,000** Sold Date **24-Jun-23**

Distance **0km**

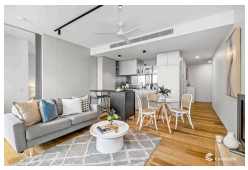


302/27 WILSON AVENUE BRUNSWICK VIC 3056

2 1 1

Sold Price **$700,000** Sold Date **11-Feb-23**

Distance **0km**



504/27 WILSON AVENUE BRUNSWICK VIC 3056

2 1 1

Sold Price **$675,000** Sold Date **02-May-23**

Distance **0km**

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

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