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	205/27 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $640,000 & $665,000

Median sale price

Median price $574,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2023 to 30/06/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	504/27 Wilson Av BRUNSWICK 3056	$675,000	02/05/2023
2	304/27 Wilson Av BRUNSWICK 3056	$665,000	05/08/2023
3	308/27 Wilson Av BRUNSWICK 3056	$657,500	24/06/2023

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: 07/09/2023 20:24

205/27 Wilson Avenue, Brunswick Vic 3056

Lisa Roberts
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$640,000 - $665,000
Median Unit Price
June quarter 2023: $574,000

Comparable Properties



504/27 Wilson Av BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 02/05/2023
Property Type: Unit

Agent Comments



304/27 Wilson Av BRUNSWICK 3056 (REI)

2 1 1

Price: $665,000
Method: Private Sale
Date: 05/08/2023
Property Type: Unit

Agent Comments



308/27 Wilson Av BRUNSWICK 3056 (REI)

2 1 1

Price: $657,500
Method: Private Sale
Date: 24/06/2023
Property Type: Unit

Agent Comments

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