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	205/12-32 Lux Way, Brunswick Vic 3056

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $561,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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	115/12-32 Lux Way BRUNSWICK 3056	$460,000	14/09/2023
2	205/32 Breese St BRUNSWICK 3056	$425,000	21/10/2023
3			

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: 17/11/2023 15:50

205/12-32 Lux Way, Brunswick Vic 3056



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
September quarter 2023: $561,500

Comparable Properties



115/12-32 Lux Way BRUNSWICK 3056 (REI)

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Agent Comments

Price: $460,000
Method: Private Sale
Date: 14/09/2023
Property Type: Unit



205/32 Breese St BRUNSWICK 3056 (REI)

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Agent Comments

Price: $425,000
Method: Private Sale
Date: 21/10/2023
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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