

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

607/27 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2024 to 30/06/2024 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	308/1 Wilson Av BRUNSWICK 3056	\$710,000	31/07/2024
2	408/1 Wilson Av BRUNSWICK 3056	\$750,000	22/05/2024
3	511/27 Wilson Av BRUNSWICK 3056	\$690,000	28/03/2024

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:

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Cameron Pritchard
03 9387 5888
0408 037 482

cameronpritchard@jellisrcraig.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2024: \$615,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



308/1 Wilson Av BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 31/07/2024

Property Type: Apartment



408/1 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 22/05/2024

Property Type: Unit



511/27 Wilson Av BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



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