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<br>Including suburb and postcode | 102/27 Wilson Avenue, Brunswick Vic 3056 |

## Indicative selling price

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

Single price: $615,000

## Median sale price

Median price: $587,750 Property Type: Unit Suburb: Brunswick

Period - From: 01/07/2024 to: 30/09/2024 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 | 71/108-124 Union St BRUNSWICK 3056 | $610,000 | 29/10/2024 |
| 2 | 39/97 Brickworks Dr BRUNSWICK 3056 | $580,000 | 09/10/2024 |
| 3 | 517/288 Albert St BRUNSWICK 3056 | $585,500 | 18/07/2024 |

**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: 02/12/2024 09:31

# 102/27 Wilson Avenue, Brunswick Vic 3056

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$615,000
**Median Unit Price**
September quarter 2024: $587,750

## Comparable Properties



**71/108-124 Union St BRUNSWICK 3056 (REI)**

2 1 1

**Price:** $610,000
**Method:** Private Sale
**Date:** 29/10/2024
**Property Type:** Apartment

Agent Comments



**39/97 Brickworks Dr BRUNSWICK 3056 (REI)**

2 1 1

**Price:** $580,000
**Method:** Private Sale
**Date:** 09/10/2024
**Property Type:** Apartment
**Land Size:** 76 sqm approx

Agent Comments



**517/288 Albert St BRUNSWICK 3056 (REI/VG)**

2 2 1

**Price:** $585,500
**Method:** Private Sale
**Date:** 18/07/2024
**Property Type:** Apartment

Agent Comments

Extra bathroom in a higher density block



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