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	408/1 Wilson Avenue, Brunswick Vic 3056

Indicative selling price

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

Single price $755,000

Median sale price

Median price $579,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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	301/1 Wilson Av BRUNSWICK 3056	$780,000	04/05/2024
2	305/55 Nicholson St BRUNSWICK EAST 3057	$765,009	02/03/2024
3	10/1086 Lygon St CARLTON NORTH 3054	$751,000	17/02/2024

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: 15/05/2024 14:03

408/1 Wilson Avenue, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$755,000
Median Unit Price
Year ending March 2024: $579,000

Comparable Properties



301/1 Wilson Av BRUNSWICK 3056 (REI)

2 2 1

Price: $780,000
Method: Private Sale
Date: 04/05/2024
Property Type: Apartment

Agent Comments



305/55 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

2 1 -

Price: $765,009
Method: Private Sale
Date: 02/03/2024
Property Type: Apartment

Agent Comments



10/1086 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $751,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Agent Comments

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