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	10 Wilson Avenue, Brunswick Vic 3056
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$1,435,000	Pro	perty Type	House		Suburb	Brunswick
Period - From	01/01/2024	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

Address of comparable property		Price	Date of sale
1	7 William St BRUNSWICK 3056	\$1,110,000	04/04/2024
2	2/123 Brunswick Rd BRUNSWICK 3056	\$1,040,000	23/03/2024
3	1/188 Blyth St BRUNSWICK EAST 3057	\$1,000,000	23/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2024 11:07





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> **Indicative Selling Price** \$950,000 - \$1,045,000 **Median House Price** March quarter 2024: \$1,435,000

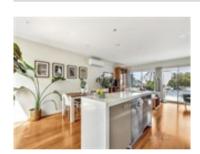


Property Type:

Land Size: 123 sqm approx

Agent Comments

Comparable Properties



7 William St BRUNSWICK 3056 (REI)





Price: \$1,110,000

Method: Sold Before Auction

Date: 04/04/2024

Property Type: Townhouse (Res)

Agent Comments



2/123 Brunswick Rd BRUNSWICK 3056 (REI)







Price: \$1,040,000 Method: Auction Sale Date: 23/03/2024

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



1/188 Blyth St BRUNSWICK EAST 3057 (REI)





Price: \$1,000,000 Method: Auction Sale Date: 23/03/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9387 5888



