

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

207/1-31 LUX WAY BRUNSWICK VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

206/20 BREESE STREET BRUNSWICK VIC 3056	\$551,000	28-Mar-24
D116/460 VICTORIA STREET BRUNSWICK VIC 3056	\$578,000	16-Mar-24
109/10 POTTERY COURT BRUNSWICK VIC 3056	\$599,000	27-Mar-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 May 2024


**206/20 BREESE STREET
BRUNSWICK VIC 3056**
 2
  1
  1

 Sold Price ^{RS} **\$551,000** Sold Date **28-Mar-24**

 Distance **0.32km**

**D116/460 VICTORIA STREET
BRUNSWICK VIC 3056**
 2
  1
  1

 Sold Price **\$578,000** Sold Date **16-Mar-24**

 Distance **0.83km**

**109/10 POTTERY COURT
BRUNSWICK VIC 3056**
 2
  2
  1

 Sold Price ^{RS} **\$599,000** Sold Date **27-Mar-24**

 Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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