

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

Range between \$735,000 & \$770,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	405/8 Michael St BRUNSWICK 3056	\$760,000	23/10/2023
2	109/8 Michael St BRUNSWICK 3056	\$760,000	15/11/2023
3			

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.~~

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408/1 Wilson Avenue, Brunswick Vic 3056

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



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$735,000 - \$770,000
Median Unit Price
December quarter 2023: \$590,000

Comparable Properties

405/8 Michael St BRUNSWICK 3056 (VG)

Agent Comments

 2  -  -

Price: \$760,000

Method: Sale

Date: 23/10/2023

Property Type: Strata Unit/Flat



109/8 Michael St BRUNSWICK 3056 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 15/11/2023

Property Type: Apartment

Land Size: 96 sqm approx

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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