

# 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 505/1 Wilson Avenue, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 | 406/27 Wilson Av BRUNSWICK 3056 | \$707,000 | 20/10/2023   |

**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: 03/04/2024 15:31

505/1 Wilson Avenue, Brunswick Vic 3056

Lisa Roberts  
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 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

**406/27 Wilson Av BRUNSWICK 3056 (VG)**

Agent Comments

 2  -  -

**Price:** \$707,000

**Method:** Sale

**Date:** 20/10/2023

**Property Type:** Flat/Unit/Apartment (Res)

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



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