

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

602/27 WILSON AVENUE 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

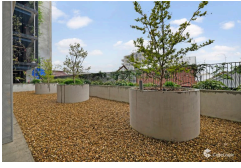
Date of sale

302/27 WILSON AVENUE BRUNSWICK VIC 3056	\$700,000	11-Feb-23
308/27 WILSON AVENUE BRUNSWICK VIC 3056	\$657,500	26-Jun-23
504/27 WILSON AVENUE BRUNSWICK VIC 3056	\$675,000	02-May-23

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 6 months.~~

This Statement of Information was prepared on: 09 January 2024


**302/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 2  1  1

 Sold Price **\$700,000** Sold Date **11-Feb-23**

 Distance **0km**

**308/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 2  1  1

 Sold Price **\$657,500** Sold Date **26-Jun-23**

 Distance **0km**

**504/27 WILSON AVENUE
BRUNSWICK VIC 3056**
 2  1  1

 Sold Price **\$675,000** Sold Date **02-May-23**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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