



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

304/1-31 Lux way, Brunswick, 3056

Indicative selling price

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

Single Price

or range between

\$530,000

&

\$580,000

Median sale price

Median price

\$525,000

Property type

House

Suburb

Brunswick, 3056

Period from

09/11/2017

to

29/04/2018

Source

Real Estate

Comparable property sale

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

Unit 105, 54 Percy Street, BRUNSWICK, 3056 Victoria

\$575,000

05/02/2018

Unit 8, 1 Gumbri Place, BRUNSWICK, 3056 Victoria

\$515,000

10/04/2018

Unit 504, 10-14 Hope Street, BRUNSWICK, 3056 Victoria

\$585,000

02/11/2017