

# 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

505/33-35 Breese Street, Brunswick Vic 3056
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$650,000
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 & 

\$710,000
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### Median sale price

Median price 

\$590,000
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 Property Type 

Unit
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 Suburb 

Brunswick
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	34/10 Breese St BRUNSWICK 3056	\$705,000	24/11/2023
2	602/27 Wilson Av BRUNSWICK 3056	\$700,000	18/01/2024
3	302/8 Hope St BRUNSWICK 3056	\$660,000	08/01/2024

**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: 

06/04/2024 17:45
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$710,000

**Median Unit Price**  
December quarter 2023: \$590,000

## Comparable Properties



**34/10 Breese St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 24/11/2023  
**Property Type:** Apartment

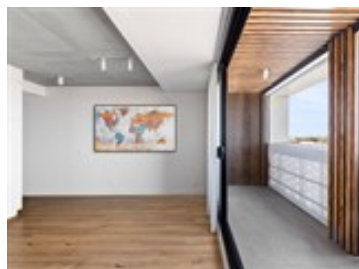


**602/27 Wilson Av BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Apartment



**302/8 Hope St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 08/01/2024  
**Property Type:** Apartment

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