

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

203/33-35 BREESE STREET 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2022

to

31 Jan 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

214/37-43 BREESE STREET BRUNSWICK VIC 3056	-	10-Sep-22
506/26 BREESE STREET BRUNSWICK VIC 3056	\$442,500	02-Dec-22
106/12-32 LUX WAY BRUNSWICK VIC 3056	\$520,000	11-Oct-22

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: 07 February 2023

Pieter Speziale
P 93840000
M 0418385288
E pieter.speziale@brunswick.rh.com.au



**214/37-43 BREESE STREET
BRUNSWICK VIC 3056**

2 2 1

Sold Price

- Sold Date **10-Sep-22**

Distance **0.03km**



**506/26 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$442,500 Sold Date **02-Dec-22**

Distance **0.06km**



**106/12-32 LUX WAY BRUNSWICK
VIC 3056**

2 1 1

Sold Price

\$520,000 Sold Date **11-Oct-22**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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