

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

603/26 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2022

to

28 Feb 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

19/2 WEST STREET BRUNSWICK VIC 3056	\$620,000	14-Nov-22
304/10-14 HOPE STREET BRUNSWICK VIC 3056	\$635,000	06-Feb-23
201/12-32 LUX WAY BRUNSWICK VIC 3056	\$595,000	21-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: 20 March 2023

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**19/2 WEST STREET BRUNSWICK
VIC 3056**

Sold Price **\$620,000** Sold Date **14-Nov-22**

 2  2  1

Distance **0.1km**


**304/10-14 HOPE STREET
BRUNSWICK VIC 3056**

Sold Price ^{RS} **\$635,000** Sold Date **06-Feb-23**

 2  2  1

Distance **0.14km**


**201/12-32 LUX WAY BRUNSWICK
VIC 3056**

Sold Price **\$595,000** Sold Date **21-Oct-22**

 2  2  1

Distance **0.3km**

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

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