

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 316/37-43 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$587,750 Property Type Unit Suburb Brunswick

Period - From 01/07/2024 to 30/09/2024 Source REIV

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	101/360 Lygon St BRUNSWICK EAST 3057	\$450,000	29/11/2024
2	214/37-43 Breese St BRUNSWICK 3056	\$470,000	24/10/2024
3	314/37-43 Breese St BRUNSWICK 3056	\$445,000	09/10/2024

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.~~

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Property Type: Apartment/Strata
Agent Comments

Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
September quarter 2024: \$587,750

Comparable Properties



101/360 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment



214/37-43 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 24/10/2024
Property Type: Unit



314/37-43 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 09/10/2024
Property Type: Apartment