

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

304B/64 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/115 Tinning Street Brunswick VIC 3056	\$730,000	27-Nov-21
4/144 Brunswick Road Brunswick VIC 3056	\$740,000	02-Oct-21

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: 19 January 2022



1/115 Tinning Street Brunswick VIC 3056

Sold Price

\$730,000

Sold Date

27-Nov-21

 2

 1

 1

Distance

0.59km



4/144 Brunswick Road Brunswick VIC 3056

Sold Price

^{RS} **\$740,000**

Sold Date

02-Oct-21

 2

 2

 1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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