

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

202/37-43 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2020

to

31 Jan 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

24/99 Brickworks Drive Brunswick VIC 3056	\$535,000	24-Dec-20
69/108-124 Union Street Brunswick VIC 3056	\$495,000	22-Nov-20
72/108-124 Union Street Brunswick VIC 3056	\$505,000	19-Dec-20

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: 01 February 2021



**24/99 Brickworks Drive Brunswick
VIC 3056**

Sold Price

\$535,000

Sold Date

-



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Distance

1.18km



**69/108-124 Union Street Brunswick
VIC 3056**

Sold Price

^{RS}

\$495,000

Sold Date

22-Nov-20



2



1



1

Distance

1.38km



**72/108-124 Union Street Brunswick
VIC 3056**

Sold Price

^{RS}

\$505,000

Sold Date

19-Dec-20



2



1



1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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