

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

207/20 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

\$525,000

&

\$575,000

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

106/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$559,000	11-Nov-22
109/776 SYDNEY ROAD BRUNSWICK VIC 3056	\$579,000	13-Jan-23
218/300 VICTORIA STREET BRUNSWICK VIC 3056	\$525,000	23-Nov-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: 02 February 2023



**106/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$559,000

Sold Date

11-Nov-22

Distance

0.48km



**109/776 SYDNEY ROAD
BRUNSWICK VIC 3056**

2 1 1

Sold Price

^{RS}**\$579,000**

Sold Date

13-Jan-23

Distance

0.48km



**218/300 VICTORIA STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price

\$525,000

Sold Date

23-Nov-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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