

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

G09/37-43 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2021

to

31 May 2022

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

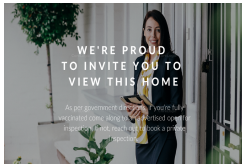
Date of sale

101/5 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$465,000	02-Feb-22
223/388 MURRAY ROAD PRESTON VIC 3072	\$450,000	12-Apr-22
207/37-43 BREESE STREET BRUNSWICK VIC 3056	\$445,000	28-Mar-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 June 2022



101/5 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

Sold Price **\$465,000** Sold Date **02-Feb-22**

2 2 1

Distance **2.01km**



223/388 MURRAY ROAD PRESTON VIC 3072

Sold Price **\$450,000** Sold Date **12-Apr-22**

2 2 1

Distance **4.3km**



207/37-43 BREESE STREET BRUNSWICK VIC 3056

Sold Price **\$445,000** Sold Date **28-Mar-22**

2 2 1

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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