

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 411/4 Breese Street, Brunswick VIC 3056

Indicative selling price

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

Single price \$534,000

Median sale price

Median price \$520,000

Property type Unit

Suburb Brunswick

Period - From 01/10/2022

to

31/12/2022

Source REIV

Comparable property sales

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
516/92-96 Albert Street, Brunswick East	\$535,000	23/12/2022
102/300 Victoria Street, Brunswick	\$500,000	25/11/2022
5/272-276 Albert Street, Brunswick	\$505,000	01/10/2022

This Statement of Information was prepared on: 17 February 2023