

# 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 G4/37 Breese Street, Brunswick, VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$400,000

&

\$420,000

### Median sale price

Median price

\$584,750

Property Type

Apartment

Suburb

Brunswick (3056)

Period - From

06/09/2021

to

05/09/2022

Source

realestate.com.au

### Comparable property sales

A 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
26/108-124 UNION STREET, BRUNSWICK VIC 3056	\$400,000	07/07/2022
G9/37-43 BREESE STREET, BRUNSWICK VIC 3056	\$445,000	03/07/2022
204/4 BREESE STREET, BRUNSWICK VIC 3056	\$419	30/07/2022

This Statement of Information was prepared on: 07/12/2022