

## 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

320/37-43 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jun 2019

to

31 May 2020

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

113/8 Pottery Court Brunswick VIC 3056	\$535,000	19-Mar-20
115/201 Albert Street Brunswick VIC 3056	\$570,000	04-Apr-20
310/92-96 Albert Street Brunswick East VIC 3057	\$550,000	30-Dec-19

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: 09 June 2020



**113/8 Pottery Court Brunswick VIC 3056** Sold Price **\$535,000** Sold Date **19-Mar-20**

2 2 1

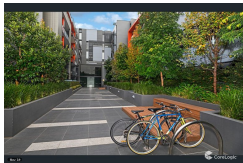
Distance **1.14km**



**115/201 Albert Street Brunswick VIC 3056** Sold Price **\$570,000** Sold Date **04-Apr-20**

2 2 1

Distance **0.78km**



**310/92-96 Albert Street Brunswick East VIC 3057** Sold Price **\$550,000** Sold Date **30-Dec-19**

2 2 1

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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