

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

12/10 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$550,000

&

\$575,000

Median sale price

Median price

\$512,500

House

Unit

X

Suburb

Brunswick

Period - From

01/04/2017

to

31/03/2018

Source

REIV

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 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
1	212/201-207 Albert St BRUNSWICK 3056	\$585,000	15/03/2018
2	105/54-84 Percy St BRUNSWICK 3056	\$574,000	05/02/2018
3	8/1 Gumbri Pl BRUNSWICK 3056	\$515,000	10/04/2018

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 six months.

12/10 Breese Street, Brunswick Vic 3056



 2  2  2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$575,000

Median Unit Price

Year ending March 2018: \$512,500

Comparable Properties



212/201-207 Albert St BRUNSWICK 3056 (REI) **Agent Comments**

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 15/03/2018

Rooms: -

Property Type: Apartment



105/54-84 Percy St BRUNSWICK 3056 (REI/VG) **Agent Comments**

 2  2  1

Price: \$574,000

Method: Sold Before Auction

Date: 05/02/2018

Rooms: -

Property Type: Apartment



8/1 Gumbri Pl BRUNSWICK 3056 (REI)

Agent Comments

 2  2  1

Price: \$515,000

Method: Private Sale

Date: 10/04/2018

Rooms: 3

Property Type: Apartment