

## 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

304/33-35 BREESE STREET BRUNSWICK VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2023

to

31 Jan 2024

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

404/33-35 BREESE STREET BRUNSWICK VIC 3056	\$420,000	28-Aug-23
205/32 BREESE STREET BRUNSWICK VIC 3056	\$425,000	21-Oct-23
302/20 BREESE STREET BRUNSWICK VIC 3056	\$362,500	28-Sep-23

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: 01 February 2024



404/33-35 BREESE STREET  
BRUNSWICK VIC 3056

1 1 1

Sold Price **\$420,000** Sold Date **28-Aug-23**

Distance **0.01km**



205/32 BREESE STREET  
BRUNSWICK VIC 3056

1 1 -

Sold Price **\$425,000** Sold Date **21-Oct-23**

Distance **0.05km**



302/20 BREESE STREET  
BRUNSWICK VIC 3056

1 1 1

Sold Price **\$362,500** Sold Date **28-Sep-23**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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