### 302/15 Breese Street, Brunswick Vic 3056



2 Bed 2 Bath 1 Car Property Type: Apartment Indicative Selling Price \$599,000 Median House Price Year ending September 2024: \$1,300,000

## **Comparable Properties**



#### 2/195-197 Lygon Street, Brunswick East 3057 (REI)

**2 Bed 2 Bath 2 Car Price:** \$625,000

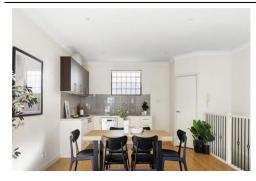
Method: Sold Before Auction

Date: 26/08/2024

**Property Type:** Apartment

**Agent Comments:** Comparable two bedroom apartment,

inferior presentation with two car spaces



### 6/447a Lygon Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 1 Car Price: \$640,000 Method: Private Date: 16/08/2024 Property Type: Unit

**Agent Comments:** Modern apartment with comparable

accommodation.



### D112/42 Hutchinson Street, Brunswick East 3057 (REI)

2 Bed 2 Bath 1 Car Price: \$625,000 Method: Private Sale Date: 08/07/2024 Property Type: Unit

**Agent Comments:** Modern apartment with comparable

accommodation.

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	le
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Address	
Including suburb or	302/15 Breese Street, Brunswick Vic 3056
locality and postcode	

## **Indicative selling price**

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

\$599,000

## Median sale price

Median price	\$1,300,000		Unit	х	Suburb	Bruns	wick	
Period - From	01/10/2023	to	30/09/2	024	S	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
2/195-197 Lygon Street, BRUNSWICK EAST 3057	\$625,000	26/08/2024
6/447a Lygon Street, BRUNSWICK EAST 3057	\$640,000	16/08/2024
D112/42 Hutchinson Street, BRUNSWICK EAST 3057	\$625,000	08/07/2024

This Statement of Information was prepared on:	08/11/2024
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