

## 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*

#### Property offered for sale

Address  
Including suburb or locality and postcode

302/15 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)

Single price

\$599,000

#### Median sale price

Median price

\$1,300,000

Unit

x

Suburb

Brunswick

Period - From

01/10/2023

to

30/09/2024

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