

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

110/33-35 Breese Street Brunswick VIC 3056

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2019

to

30 Apr 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

404/37-43 Breese Street Brunswick VIC 3056	\$430,000	23-Dec-19
205/12-32 Lux Way Brunswick VIC 3056	\$403,000	23-Jan-20
16/149-151 Glenlyon Road Brunswick VIC 3056	\$430,000	29-Feb-20

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: 19 May 2020



404/37-43 Breese Street Brunswick VIC 3056 Sold Price **\$430,000** Sold Date **23-Dec-19**

1 1 1

Distance **0.03km**



205/12-32 Lux Way Brunswick VIC 3056 Sold Price **\$403,000** Sold Date **23-Jan-20**

1 1 1

Distance **0.33km**



16/149-151 Glenlyon Road Brunswick VIC 3056 Sold Price ^{RS} **\$430,000** Sold Date **29-Feb-20**

1 1 1

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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