

308/33-35 Breese Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car

Property Type: House (Res)

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

25/01/2023 – 24/01/2024:

\$550,000

Comparable Properties



121/812 Sydney Road, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 2 Car

Price: \$522,000

Method: Private Sale

Date: 16/09/2023

Property Type: Apartment

Agent Comments: Comparable size and location Main Road View Comparable property



403/300 Victoria Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$520,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit

Agent Comments: Comparable size and location Inferior view/aspect Comparable property



106/2 Duckett Street, Brunswick 3056 (VG)

2 Bed 1 Bath 1 Car

Price: \$501,000

Method: Sale

Date: 29/08/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Inferior view Comparable location Comparable property

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

308/33-35 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$480,00 & \$520,000

Median sale price

Median price \$550,000 Unit x Suburb Brunswick

Period - From 25/01/2023 to 24/01/2024 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
121/812 Sydney Road, BRUNSWICK 3056	\$522,000	16/09/2023
403/300 Victoria Street, BRUNSWICK 3056	\$520,000	30/10/2023
106/2 Duckett Street, BRUNSWICK 3056	\$501,000	29/08/2023

This Statement of Information was prepared on:

25/01/2024 16:36