

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

403/20 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2018

to

31 Oct 2019

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

202/32 Breese Street Brunswick VIC 3056	\$442,500	14-Aug-19
109/8-38 Percy Street Brunswick VIC 3056	\$441,000	30-Jun-19
6/376 Albert Street Brunswick VIC 3056	\$435,000	17-Jun-19

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: 28 November 2019



**202/32 Breese Street Brunswick
VIC 3056**

2 1 -

Sold Price

\$442,500

Sold Date

14-Aug-19

Distance

0.08km



**109/8-38 Percy Street Brunswick
VIC 3056**

2 1 1

Sold Price

\$441,000

Sold Date

30-Jun-19

Distance

0.38km



**6/376 Albert Street Brunswick VIC
3056**

2 1 1

Sold Price

\$435,000

Sold Date

17-Jun-19

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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