

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 55 Breese Street, Brunswick, VIC 3056

Indicative selling price

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

Price Range \$1,090,000 & \$1,190,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Brunswick (3056)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

Comparable property sales

A 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
257 ALBION STREET, BRUNSWICK VIC 3056	\$1,180,000	31/10/2022
8 OSBORNE STREET, BRUNSWICK VIC 3056	\$1,370,000	18/03/2023
3 DAVISON STREET, BRUNSWICK VIC 3056	\$1,320,000	28/09/2022

This Statement of Information was prepared on: 24/03/2023