

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

413/37-43 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2020

to

31 Mar 2021

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

206/33-35 Breese Street Brunswick VIC 3056	\$525,000	14-Oct-20
314/33-35 Breese Street Brunswick VIC 3056	\$525,000	23-Mar-21
32/337-341 Sydney Road Brunswick VIC 3056	\$540,000	23-Feb-21

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 April 2021



206/33-35 Breese Street Brunswick VIC 3056 Sold Price **\$525,000** Sold Date **14-Oct-20**

2 1 1

Distance **0.03km**



314/33-35 Breese Street Brunswick VIC 3056 Sold Price ^{RS} **\$525,000** Sold Date **23-Mar-21**

2 1 1

Distance **0.03km**



32/337-341 Sydney Road Brunswick VIC 3056 Sold Price **\$540,000** Sold Date **23-Feb-21**

2 1 1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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