

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

311/37 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$583,500

Property Type Unit

Suburb Brunswick

Period - From 01/07/2020

to 30/09/2020

Source REIV

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 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
1	4/42 Everett St BRUNSWICK WEST 3055	\$445,000	20/08/2020
2	104/37 Munro St COBURG 3058	\$435,000	14/10/2020
3	C205/460 Victoria St BRUNSWICK 3056	\$425,000	24/07/2020

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 six months.~~

This Statement of Information was prepared on:

11/11/2020 11:47

311/37 Breese Street, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$435,000
Median Unit Price
September quarter 2020: \$583,500

Comparable Properties



4/42 Everett St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 20/08/2020
Rooms: 4
Property Type: Apartment

104/37 Munro St COBURG 3058 (VG)

Agent Comments

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Price: \$435,000
Method: Sale
Date: 14/10/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



C205/460 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

 2  1  1

Price: \$425,000
Method: Private Sale
Date: 24/07/2020
Rooms: 5
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.