

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

206/20 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2022

to

30 Nov 2023

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

404/20 BREESE STREET BRUNSWICK VIC 3056	\$580,000	23-Nov-23
201/20 BREESE STREET BRUNSWICK VIC 3056	\$570,000	24-Oct-23
301/20 BREESE STREET BRUNSWICK VIC 3056	\$555,000	11-Oct-23

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: 14 December 2023



**404/20 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **23-Nov-23**

Distance **0km**



**201/20 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **24-Oct-23**

Distance **0.04km**



**301/20 BREESE STREET
BRUNSWICK VIC 3056**

2 1 1

Sold Price **\$555,000** Sold Date **11-Oct-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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