

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

504/33-35 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2022

to

31 Jan 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

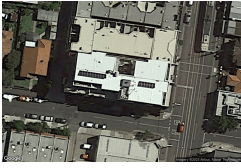
406/445 LYGON STREET BRUNSWICK EAST VIC 3057	\$445,000	15-Dec-22
308/408 LYGON STREET BRUNSWICK EAST VIC 3057	\$450,000	20-Nov-22
220/408 LYGON STREET BRUNSWICK EAST VIC 3057	\$425,000	27-Oct-22

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: 22 February 2023

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**406/445 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$445,000** Sold Date **15-Dec-22**

Distance **1.03km**



**308/408 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$450,000** Sold Date **20-Nov-22**

Distance **1.09km**



**220/408 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$425,000** Sold Date **27-Oct-22**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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