

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

201/32 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2022

to

31 Mar 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

203/33-35 BREESE STREET BRUNSWICK VIC 3056	\$475,000	23-Feb-23
107/2-6 DUCKETT STREET BRUNSWICK VIC 3056	\$475,000	18-Feb-23
112/8-38 PERCY STREET BRUNSWICK VIC 3056	\$465,000	20-Feb-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: 24 April 2023



**Wood
Property**

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Andrew Wood
P 03 8539 3333
M 0419 775656
E andrew@woodproperty.com.au



**203/33-35 BREESE STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$475,000** Sold Date **23-Feb-23**

Distance **0.06km**



**107/2-6 DUCKETT STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price Sold Date **18-Feb-23**

Distance **0.13km**



**112/8-38 PERCY STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$465,000** Sold Date **20-Feb-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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