

408/33-35 Breese Street, Brunswick Vic 3056



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$440,000 - \$480,000
Median House Price
 Year ending March 2024: \$579,000

Comparable Properties



11/149-151 Glenlyon Road, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car
Price: \$491,000
Method: Private Sale
Date: 29/05/2024
Property Type: Apartment
Agent Comments: Large one bedroom apartment, north facing orientation and freshly presented throughout.



2/40-52 Percy Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car
Price: \$449,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment
Agent Comments: Modern ground floor apartment with large courtyard.



6002/172 Edward Street, Brunswick East 3057 (REI)

1 Bed 1 Bath 1 Car
Price: \$445,000
Method: Private Sale
Date: 28/05/2024
Property Type: Apartment
Agent Comments: Modern apartment in larger development, also has a large balcony.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

408/33-35 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$579,000 Unit x Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
11/149-151 Glenlyon Road, BRUNSWICK 3056	\$491,000	29/05/2024
2/40-52 Percy Street, BRUNSWICK 3056	\$449,000	05/04/2024
6002/172 Edward Street, BRUNSWICK EAST 3057	\$445,000	28/05/2024

This Statement of Information was prepared on:

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