

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

15/10 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 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

219/300 VICTORIA STREET BRUNSWICK VIC 3056	\$500,000	01-Oct-23
505/343 SYDNEY ROAD BRUNSWICK VIC 3056	\$475,000	29-Aug-23
35/174-176 VICTORIA STREET BRUNSWICK VIC 3056	\$475,000	16-Dec-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: 08 January 2024

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**219/300 VICTORIA STREET
BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$500,000** Sold Date **01-Oct-23**

Distance **0.48km**

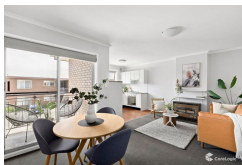


**505/343 SYDNEY ROAD
BRUNSWICK VIC 3056**

 2  2  1

Sold Price **\$475,000** Sold Date **29-Aug-23**

Distance **0.66km**



**35/174-176 VICTORIA STREET
BRUNSWICK VIC 3056**

 2  1  -

Sold Price ^{RS} **\$475,000** Sold Date **16-Dec-23**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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