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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

319/37-43 Breese Street Brunswick VIC 3056

 1  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$370,000

## Median Sale Price




\$500,450 Units in Brunswick between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






<b>5/118-120 Moreland Road Brunswick VIC 3056</b>	Sold Price <sup>RS</sup>	<b>\$386,500</b>	Sold Date	<b>21-Feb-19</b>
 1  1  1			Distance	<b>0.9km</b>



<b>15/149-151 Glenlyon Road Brunswick VIC 3056</b>	Sold Price	<b>\$360,000</b>	Sold Date	<b>09-Mar-19</b>
 1  1  1			Distance	<b>1.42km</b>



<b>6206/172 Edward Street Brunswick East VIC 3057</b>	Sold Price	<b>\$362,000</b>	Sold Date	<b>18-Dec-18</b>
 1  1  1			Distance	<b>1.81km</b>

RS = Recent sale

UN = Undisclosed Sale

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