

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

206/33-35 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

\$525,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2019

to

31 Dec 2019

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

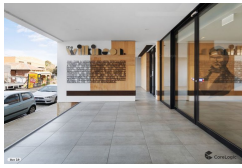
Date of sale

201/33-35 Breese Street Brunswick VIC 3056	\$529,000	05-Dec-19
301/8-38 Percy Street Brunswick VIC 3056	\$585,000	14-Dec-19
36/45-47 De Carle Street Brunswick VIC 3056	\$581,000	21-Sep-19

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: 29 January 2020



201/33-35 Breese Street Brunswick VIC 3056

Sold Price

RS

\$529,000

Sold Date

05-Dec-19



2



1



1

Distance

-



301/8-38 Percy Street Brunswick VIC 3056

Sold Price

RS

\$585,000

Sold Date

14-Dec-19



2



2



1

Distance

0.4km



36/45-47 De Carle Street Brunswick VIC 3056

Sold Price

\$581,000

Sold Date

21-Sep-19



2



1



1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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