

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

702/4 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2020

to

30 Nov 2021

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

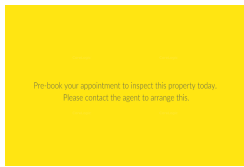











Date of sale

5/130 Blyth Street Brunswick East VIC 3057	\$1,151,000	20-Oct-21
46/195-197 Lygon Street Brunswick East VIC 3057	\$965,000	23-Oct-21
15/1-7 Colebrook Street Brunswick VIC 3056	\$1,100,000	21-Sep-21

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: 21 December 2021

	5/130 Blyth Street Brunswick East VIC 3057	Sold Price	\$1,151,000	Sold Date	20-Oct-21
	 3  2  2 Distance 1.09km				
	46/195-197 Lygon Street Brunswick East VIC 3057	Sold Price	\$965,000	Sold Date	23-Oct-21
	 3  2  2 Distance 1.2km				
	15/1-7 Colebrook Street Brunswick VIC 3056	Sold Price	\$1,100,000	Sold Date	21-Sep-21
	 3  2  2 Distance 0.53km				

RS = Recent sale

UN = Undisclosed Sale

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