

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

301a/60 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Brunswick

Period - From

01/01/2021

to

31/12/2021

Source

REIV

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 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
1	D203/42 Hutchinson St BRUNSWICK EAST 3057	\$825,000	04/02/2022
2	204/6 Florence St BRUNSWICK 3056	\$810,000	13/01/2022
3			

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 six months.~~

This Statement of Information was prepared on:

18/02/2022 11:39

301a/60 Breese Street, Brunswick Vic 3056

Lisa Roberts

03 9347 1170

0413 265 362

lisa.roberts@belleproperty.com

Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

Year ending December 2021: \$600,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



**D203/42 Hutchinson St BRUNSWICK EAST
3057 (REI)**

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 04/02/2022

Property Type: Apartment



204/6 Florence St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 13/01/2022

Property Type: Apartment

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 six months.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.