



Statement of Information

Sections 47AF of the Estate Agents Act 1980

120/37 Breese Street, Brunswick

Indicative selling price: \$420,000 - \$462,000

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

Median sale price \$504,000

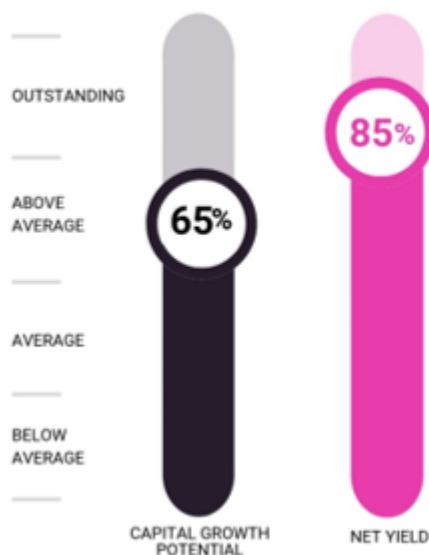
Median unit price in Brunswick East from April 2018 to March 2019

Comparable property sales

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
204/200 Lygon Street, Brunswick East	\$415,000	22 Oct 2018
304/92-96 Albert Street, Brunswick East	\$550,000	22 Sep 2018
402/200 Lygon Street, Brunswick	\$550,000	19 Sep 2018

Investment Potential Rating



The Facts

Guaranteed Rent

\$465 p.w

Yield*

5.77% p.a

Council Rates

\$1,007 p.a

Primary School

Moreland P.S

Body Corp

\$3,420 p.a

Capital Growth

2.54% p.a

Water Rates

\$627 p.a

Secondary School

Brunswick S.C



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