

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

403/37-43 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2022

to

31 Dec 2022

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

410/37-43 BREESE STREET BRUNSWICK VIC 3056	\$395,000	12-Oct-22
206/12-32 LUX WAY BRUNSWICK VIC 3056	\$413,000	15-Oct-22
313/288 ALBERT STREET BRUNSWICK VIC 3056	\$390,000	14-Oct-22

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: 16 January 2023

**410/37-43 BREESE STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$395,000** Sold Date **12-Oct-22**Distance **0km****206/12-32 LUX WAY BRUNSWICK
VIC 3056**

1 1 1

Sold Price **\$413,000** Sold Date **15-Oct-22**Distance **0.34km****313/288 ALBERT STREET
BRUNSWICK VIC 3056**

1 1 1

Sold Price **\$390,000** Sold Date **14-Oct-22**Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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