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	503/33-35 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	$380,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$577,000	Property type	Unit	Suburb	Brunswick
Period-from	01 May 2020	to	30 Apr 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
213/33-35 Breese Street Brunswick VIC 3056	$387,500	08-Mar-21
509/33-35 Breese Street Brunswick VIC 3056	$402,000	19-Dec-20
604/33-35 Breese Street Brunswick VIC 3056	$399,999	28-Nov-20

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: 19 May 2021

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213/33-35 Breese Street Brunswick VIC 3056

1 1 1

Sold Price **$387,500** Sold Date **08-Mar-21**

Distance **-**



509/33-35 Breese Street Brunswick VIC 3056

1 1 1

Sold Price **$402,000** Sold Date **19-Dec-20**

Distance **-**



604/33-35 Breese Street Brunswick VIC 3056

1 1 1

Sold Price **$399,999** Sold Date **28-Nov-20**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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