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	109/33-35 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	$395,000	&	$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,500	Property type	Unit	Suburb	Brunswick
Period-from	01 Oct 2020	to	30 Sep 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
409/37-43 Breese Street Brunswick VIC 3056	$430,000	05-May-21
411/37-43 Breese Street Brunswick VIC 3056	$410,000	05-Oct-21
597 Sydney Road Brunswick VIC 3056	$401,000	14-Jul-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 October 2021

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409/37-43 Breese Street Brunswick VIC 3056

1 1 1

Sold Price **$430,000** Sold Date **05-May-21**

Distance **0.03km**



411/37-43 Breese Street Brunswick VIC 3056

1 1 1

Sold Price RS **$410,000** Sold Date **05-Oct-21**

Distance **0.03km**



597 Sydney Road Brunswick VIC 3056

1 1 1

Sold Price RS **$401,000** Sold Date **14-Jul-21**

Distance **0.1km**

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

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