

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 409/37-43 Breese Street, Brunswick, VIC 3056

Indicative selling price

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

Single Price \$0

Median sale price

Median price \$560,000 Property Type House Suburb Brunswick (3056)

Period - From 08/04/2020 to 07/04/2021 Source PDOL

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
6/42 HOLMES STREET, BRUNSWICK EAST VIC 3057	\$417,000	21/12/2020
504/69 LYGON STREET, BRUNSWICK EAST VIC 3057	\$407,000	10/01/2021
604/33-35 BREESE STREET, BRUNSWICK VIC 3056	\$399,999	24/12/2020

This Statement of Information was prepared on: 07/04/2021