

# 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 411 /37-43 Breese Street, Brunswick, VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$385,000

&

\$420,000

### Median sale price

Median price

\$535,000

Property Type

Apartment

Suburb

Brunswick (3056)

Period - From

05/08/2020

to

04/08/2021

Source

PDOL

### Comparable property sales

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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
212/33-35 BREESE STREET, BRUNSWICK VIC 3056	\$385,000	04/08/2021
311/4 BREESE STREET, BRUNSWICK VIC 3056	\$420,000	12/04/2021
203/127 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$419,000	07/06/2021

This Statement of Information was prepared on: 04/08/2021