



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

204/37-39 Breese Street, Brunswick, VIC 3056

INDICATIVE SELLING PRICE

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

Range Between \$430,000 & \$445,000

MEDIAN SALE PRICE

Median price \$482,000 | House | Brunswick (3056)

Period - From 17 August 2017 to 17 August 2018 | Source - realestate.com

COMPARABLE PROPERTY SALES

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
114/33-35 BREESE STREET, BRUNSWICK VIC 3056	\$480,000	28/03/2018
55/108-124 UNION STREET, BRUNSWICK VIC 3056	\$470,000	08/05/2018
210/37-43 BREESE STREET, BRUNSWICK VIC 3056	\$459,000	23/02/2018