

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

311/4 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2020

to

31 Dec 2020

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

8/116 Albert Street Brunswick VIC 3056	\$490,000	14-Nov-20
602/240-250 Lygon Street Brunswick East VIC 3057	\$450,000	05-Oct-20
23/337-341 Sydney Road Brunswick VIC 3056	\$450,000	31-Aug-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.

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AREASPECIALIST

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8/116 Albert Street Brunswick VIC 3056

Sold Price

\$490,000

Sold Date **14-Nov-20**

1 1 1

Distance **1.12km**



602/240-250 Lygon Street Brunswick East VIC 3057

Sold Price

\$450,000

Sold Date **05-Oct-20**

1 1 1

Distance **1.2km**



23/337-341 Sydney Road Brunswick VIC 3056

Sold Price

Sold Date **31-Aug-20**

1 1 1

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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