

## 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

213/33-35 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Feb 2020

to

31 Jan 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

110/33-35 Breese Street Brunswick VIC 3056	\$378,000	12-Oct-20
604/33-35 Breese Street Brunswick VIC 3056	\$399,999	28-Nov-20
217/408 Lygon Street Brunswick East VIC 3057	\$387,500	09-Oct-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.~~

This Statement of Information was prepared on: 11 February 2021



**110/33-35 Breese Street Brunswick  
VIC 3056**

Sold Price

**\$378,000**

Sold Date

**12-Oct-20**

 1  1  1

Distance

-



**604/33-35 Breese Street Brunswick  
VIC 3056**

Sold Price

**\$399,999**

Sold Date

**28-Nov-20**

 1  1  1

Distance

-



**217/408 Lygon Street Brunswick  
East VIC 3057**

Sold Price

**\$387,500**

Sold Date

**09-Oct-20**

 1  1  1

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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