

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 2.01/33-35 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$539,500 Property Type Unit Suburb Brunswick

Period - From 16/09/2018 to 15/09/2019 Source REIV

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 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
1	6.01/33 Breese St BRUNSWICK 3056	\$565,000	23/05/2019
2	715/288 Albert St BRUNSWICK 3056	\$555,000	18/06/2019
3	73/108 Union St BRUNSWICK 3056	\$506,000	24/06/2019

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 six months.~~

This Statement of Information was prepared on: 16/09/2019

2.01/33-35 Breese Street, Brunswick Vic 3056



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
16/09/2018 - 15/09/2019: \$539,500

Comparable Properties



6.01/33 Breese St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 23/05/2019
Property Type: Apartment



715/288 Albert St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$555,000
Method: Private Sale
Date: 18/06/2019
Property Type: Apartment



73/108 Union St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$506,000
Method: Private Sale
Date: 24/06/2019
Property Type: Apartment

Account - Raine & Horne Brunswick | P: 03 9384 0000 | F: 03 93840577



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.