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	604/33-35 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	$399,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$579,000	Property type	Unit	Suburb	Brunswick
Period-from	01 Nov 2019	to	31 Oct 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
309/33-35 Breese Street Brunswick VIC 3056	$382,000	16-Jun-20
516/601 Sydney Road Brunswick VIC 3056	$400,000	15-Jun-20
201/812 Sydney Road Brunswick VIC 3056	$398,000	31-Jul-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: 23 November 2020

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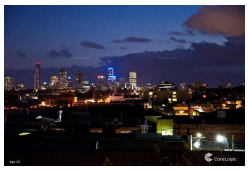


309/33-35 Breese Street Brunswick VIC 3056

1 1 1

Sold Price **$382,000** Sold Date **16-Jun-20**

Distance **-**



516/601 Sydney Road Brunswick VIC 3056

1 1 1

Sold Price **$400,000** Sold Date **15-Jun-20**

Distance **0.1km**



201/812 Sydney Road Brunswick VIC 3056

1 1 1

Sold Price **$398,000** Sold Date **31-Jul-20**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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