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	303/15 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $594,000 Property Type Unit Suburb Brunswick

Period - From 01/01/2022 to 31/12/2022 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	302/27 Wilson Av BRUNSWICK 3056	$700,000	10/02/2023
2	25/10 Breese St BRUNSWICK 3056	$665,000	20/12/2022
3			

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: 30/03/2023 13:26

303/15 Breese Street, Brunswick Vic 3056



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Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending December 2022: $594,000

Comparable Properties

302/27 Wilson Av BRUNSWICK 3056 (REI)

2 1 1

Agent Comments

Price: $700,000
Method:
Date: 10/02/2023
Property Type: Unit

25/10 Breese St BRUNSWICK 3056 (VG)

2 - -

Agent Comments

Price: $665,000
Method: Sale
Date: 20/12/2022
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE

propertydata .com.au

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