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<br>Including suburb and postcode | G2A/58 Breese Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $480,000 & $495,000

## Median sale price

Median price $565,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2022 to 31/03/2023 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 | 204/5 Union St BRUNSWICK 3056 | $485,000 | 01/06/2022 |
| 2 | | | |
| 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: 01/05/2023 11:05

# G2A/58 Breese Street, Brunswick Vic 3056




1 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$480,000 - $495,000
**Median Unit Price**
Year ending March 2023: $565,000

## Comparable Properties

**204/5 Union St BRUNSWICK 3056 (VG)**

1 - -

Agent Comments

**Price:** $485,000
**Method:** Sale
**Date:** 01/06/2022
**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

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