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	24/10 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Single price $570,000

Median sale price

Median price $561,500 Property Type Unit Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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.

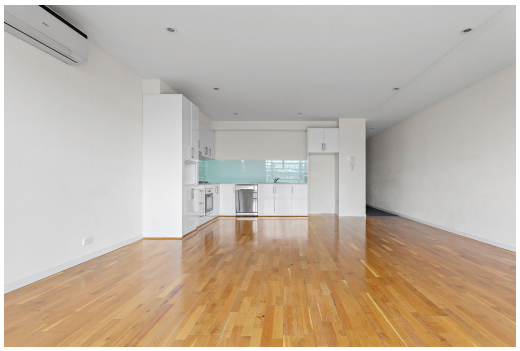
	Address of comparable property	Price	Date of sale
1	116/26 Lygon St BRUNSWICK EAST 3057	$600,000	04/10/2023
2	201/20 Breese St BRUNSWICK 3056	$570,000	24/10/2023
3	301/20 Breese St BRUNSWICK 3056	$555,000	11/10/2023

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: 04/12/2023 17:53

24/10 Breese Street, Brunswick Vic 3056



2 1 1

Property Type: Apartment
Land Size: 96 sqm approx

Agent Comments

Indicative Selling Price
$570,000
Median Unit Price
September quarter 2023: $561,500

Comparable Properties



116/26 Lygon St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $600,000
Method: Private Sale
Date: 04/10/2023
Property Type: Unit

Agent Comments



201/20 Breese St BRUNSWICK 3056 (REI)

2 1 1

Price: $570,000
Method: Private Sale
Date: 24/10/2023
Property Type: Apartment

Agent Comments



301/20 Breese St BRUNSWICK 3056 (REI)

2 1 1

Price: $555,000
Method: Private Sale
Date: 11/10/2023
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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