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	207/4 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between $370,000 & $400,000

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	2/54 Percy St BRUNSWICK 3056	$400,000	17/08/2023
2	7/170 Albion St BRUNSWICK 3056	$400,000	08/09/2023
3	5/1 Lux Way BRUNSWICK 3056	$380,000	25/05/2023

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: 24/10/2023 09:27

207/4 Breese Street, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
September quarter 2023: $561,500

Comparable Properties

2/54 Percy St BRUNSWICK 3056 (VG)

1 - -

Agent Comments

Price: $400,000
Method: Sale
Date: 17/08/2023
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



7/170 Albion St BRUNSWICK 3056 (REI)

1 1 1

Agent Comments

Price: $400,000
Method: Private Sale
Date: 08/09/2023
Property Type: Apartment

5/1 Lux Way BRUNSWICK 3056 (VG)

1 - -

Agent Comments

Price: $380,000
Method: Sale
Date: 25/05/2023
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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