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	501/31-33 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Range between $640,000 & $700,000

Median sale price

Median price $590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	306/100 Nicholson St BRUNSWICK EAST 3057	$700,000	18/07/2023
2	205/27 Wilson Av BRUNSWICK 3056	$661,000	20/10/2023
3	302/8 Hope St BRUNSWICK 3056	$660,000	08/01/2024

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: 18/01/2024 14:09

501/31-33 Breese Street, Brunswick Vic 3056

2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$640,000 - $700,000
Median Unit Price
December quarter 2023: $590,000

Comparable Properties



306/100 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $700,000
Method: Private Sale
Date: 18/07/2023
Property Type: Unit

Agent Comments



205/27 Wilson Av BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $661,000
Method: Private Sale
Date: 20/10/2023
Property Type: Unit

Agent Comments



302/8 Hope St BRUNSWICK 3056 (REI)

2 2 1

Price: $660,000
Method: Private Sale
Date: 08/01/2024
Property Type: Apartment

Agent Comments

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

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