

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 305a/60 Breese Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$555,000

Property Type Unit

Suburb Brunswick

Period - From 23/04/2023

to 22/04/2024

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	24/10 Breese St BRUNSWICK 3056	\$555,000	25/01/2024
2	206/20 Breese St BRUNSWICK 3056	\$551,000	28/03/2024
3	308/33-35 Breese St BRUNSWICK 3056	\$532,000	24/02/2024

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:

23/04/2024 10:36



Property Type:

Agent Comments

Comparable Properties



24/10 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 25/01/2024

Property Type: Apartment

Land Size: 96 sqm approx



206/20 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$551,000

Method: Private Sale

Date: 28/03/2024

Property Type: Unit



308/33-35 Breese St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$532,000

Method: Sold Before Auction

Date: 24/02/2024

Property Type: Apartment