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

505/33-35 Breese Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$670,000		&		\$730,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Brunswick
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1610/182 Edward St BRUNSWICK EAST 3057	\$710,000	17/02/2024
2	34/10 Breese St BRUNSWICK 3056	\$705,000	24/11/2023
3	602/27 Wilson Av BRUNSWICK 3056	\$700,000	18/01/2024

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:

29/02/2024 11:46



petermarkovic





Property Type: Agent Comments Indicative Selling Price \$670,000 - \$730,000 Median Unit Price December quarter 2023: \$590,000

Comparable Properties



1610/182 Edward St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$710,000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment



34/10 Breese St BRUNSWICK 3056 (REI)



Price: \$705,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

602/27 Wilson Av BRUNSWICK 3056 (REI)

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Agent Comments

Agent Comments



Price: \$700,000 Method: Private Sale Date: 18/01/2024 Property Type: Apartment

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Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



propertydata

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