

# Statement of information

210/4 BREESE STREET, BRUNSWICK, VIC 3056 PREPARED BY JAMIL ALLOUCHE , RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 210/4 BREESE STREET, BRUNSWICK, VIC 🖾 1 🖾 -

Indicative Selling Price For the meaning of this price see consumer.vic.au/underquoting Price Range:

## \$320,000 to \$350,000

Provided by: Jamil Allouche , Ray White Brunswick

# **MEDIAN SALE PRICE**

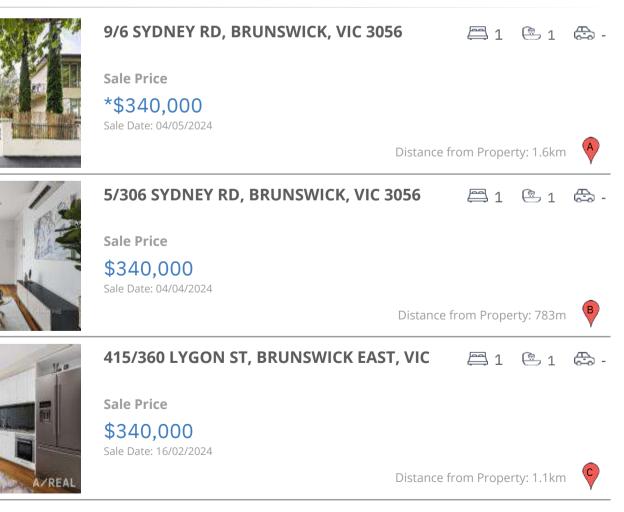


BRUNSWICK, VIC, 3056 **suburb Median Sale Price (Unit) \$560,000** 01 April 2023 to 31 March 2024

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

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.



This report has been compiled on 18/06/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au 
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# Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the E state Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is being offered on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

210/4 BREESE STREET, BRUNSWICK, VIC 3056

### Indicative selling price

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

Price Range:

\$320,000 to \$350,000

### Median sale price

Median price	\$560,000	Property type	Unit	Suburb	BRUNSWICK
Period	01 April 2023 to 31 March 2024		Source	pricefinder	

#### Comparable property sales

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
9/6 SYDNEY RD, BRUNSWICK, VIC 3056	*\$340,000	04/05/2024
5/306 SYDNEY RD, BRUNSWICK, VIC 3056	\$340,000	04/04/2024
415/360 LYGON ST, BRUNSWICK EAST, VIC 3057	\$340,000	16/02/2024

This Statement of Information was prepared on:

18/06/2024

