

## 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

3/1 Mitchell Street Brunswick VIC 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$449,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 6 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

1/55C De Carle Street Brunswick VIC 3056	\$520,000	28-Apr-21
13/51 De Carle Street Brunswick VIC 3056	\$535,275	03-Jun-21
3/51 De Carle Street Brunswick VIC 3056	\$534,250	02-Feb-21

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 6 months.~~

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Pieter Speziale  
P 93840000  
M 0418385288  
E pieter.speziale@brunswick.rh.com.au



## 1/55C De Carle Street Brunswick VIC 3056

2 1 1

Sold Price

<sup>RS</sup> \$520,000

Sold Date

28-Apr-21

Distance

0.08km



## 13/51 De Carle Street Brunswick VIC 3056

2 1 1

Sold Price

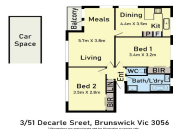
<sup>RS</sup> \$535,275

Sold Date

03-Jun-21

Distance

0.13km



## 3/51 De Carle Street Brunswick VIC 3056

2 1 1

Sold Price

\$534,250

Sold Date

02-Feb-21

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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