

# 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

12/68 De Carle 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)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Brunswick

Period - From

23/02/2022

to

22/02/2023

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	304/10-14 Hope St BRUNSWICK 3056	\$635,000	06/02/2023
2	207/27 Wilson Av BRUNSWICK 3056	\$611,000	11/02/2023
3	15/51 De Carle St BRUNSWICK 3056	\$572,000	20/10/2022

**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:

23/02/2023 10:48



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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**304/10-14 Hope St BRUNSWICK 3056 (REI)**

Agent Comments

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**Price:** \$635,000

**Method:** Private Sale

**Date:** 06/02/2023

**Property Type:** Apartment



**207/27 Wilson Av BRUNSWICK 3056 (REI)**

Agent Comments

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**Price:** \$611,000

**Method:** Private Sale

**Date:** 11/02/2023

**Property Type:** Apartment



**15/51 De Carle St BRUNSWICK 3056 (REI/VG)**

Agent Comments

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**Price:** \$572,000

**Method:** Sold Before Auction

**Date:** 20/10/2022

**Property Type:** Unit