

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

3/51 De Carle Street Brunswick VIC 3056

Indicative selling price

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

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Dec 2019

to

30 Nov 2020

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

23/45-47 De Carle Street Brunswick VIC 3056	\$541,000	12-Jun-20
35/45-47 De Carle Street Brunswick VIC 3056	\$567,000	31-Oct-20
8/55C De Carle Street Brunswick VIC 3056	\$490,000	01-Dec-20

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.~~

This Statement of Information was prepared on: 10 December 2020

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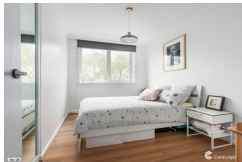


**23/45-47 De Carle Street
Brunswick VIC 3056**

2 1 1

Sold Price **\$541,000** Sold Date **12-Jun-20**

Distance **0.04km**



**35/45-47 De Carle Street
Brunswick VIC 3056**

2 1 1

Sold Price ^{RS} **\$567,000** Sold Date **31-Oct-20**

Distance **0.04km**

Notes from your agent

\$567,000



**8/55C De Carle Street Brunswick
VIC 3056**

2 1 1

Sold Price ^{RS} **\$490,000** Sold Date **01-Dec-20**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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