

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

13/51 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

or range
between

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick

Period-from

01 May 2020

to

30 Apr 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

3/51 De Carle Street Brunswick VIC 3056	\$534,250	02-Feb-21
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: 05 May 2021

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3/51 De Carle Street Brunswick VIC 3056

Sold Price

\$534,250

Sold Date

02-Feb-21

2

1

1

Distance

-



35/45-47 De Carle Street Brunswick VIC 3056

Sold Price

\$567,000

Sold Date

31-Oct-20

2

1

1

Distance

0.04km

8/55C De Carle Street Brunswick VIC 3056

Sold Price

\$490,000

Sold Date

01-Dec-20

2

1

1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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