

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

10/74 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/52 The Grove Coburg VIC 3058	\$680,000	05-Sep-19
3/26 Mitchell Street Brunswick VIC 3056	\$653,000	07-Dec-19
1/273 Albion Street Brunswick VIC 3056	\$600,000	28-Nov-19

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: 28 January 2020



1/52 The Grove Coburg VIC 3058

Sold Price

^{RS}

\$680,000

Sold Date

05-Sep-19

 2

 1

 1

Distance

0.96km



3/26 Mitchell Street Brunswick VIC 3056

Sold Price

\$653,000

Sold Date

07-Dec-19

 2

 1

 1

Distance

0.07km



1/273 Albion Street Brunswick VIC 3056

Sold Price

\$600,000

Sold Date

28-Nov-19

 2

 1

 2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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