

# 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

25/45 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 \$525,000 & \$575,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	2/45 De Carle St BRUNSWICK 3056	\$620,000	18/01/2024
2	4/15 Cassels Rd BRUNSWICK 3056	\$596,000	04/02/2024
3	2/68 De Carle St BRUNSWICK 3056	\$590,000	06/11/2023

**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:

11/04/2024 11:12



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

**2/45 De Carle St BRUNSWICK 3056 (VG)**

Agent Comments

2   -   -

**Price:** \$620,000

**Method:** Sale

**Date:** 18/01/2024

**Property Type:** Strata Unit/Flat



**4/15 Cassels Rd BRUNSWICK 3056 (REI)**

Agent Comments

2   1   1

**Price:** \$596,000

**Method:** Sold Before Auction

**Date:** 04/02/2024

**Property Type:** Unit



**2/68 De Carle St BRUNSWICK 3056 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** Apartment