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

59a De Carle Street, Brunswick Vic 3056

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hous	se		Suburb	Brunswick
Period - From	10/04/2023	to	09/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Albion St BRUNSWICK EAST 3057	\$1,160,000	16/03/2024
2	50 Talbot St BRUNSWICK 3056	\$1,086,000	13/03/2024
3	32 De Carle St BRUNSWICK 3056	\$1,040,000	20/11/2023

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:

10/04/2024 11:21



Nelson Alexander

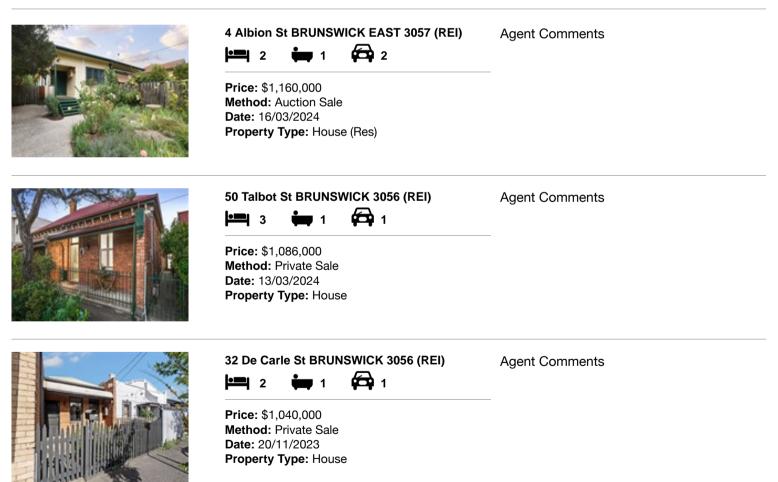




Rooms: 7 Property Type: House (Res) Land Size: 220 sqm approx Agent Comments Carl Sacco 9388 0088 0404 468 258 csacco@nelsonalexander.com.au

Indicative Selling Price \$1,050,000 - \$1,100,000 Median House Price 10/04/2023 - 09/04/2024: \$1,300,000

Comparable Properties



Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155





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