

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Brunswick

Period - From 10/04/2023 to 09/04/2024 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	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



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Rooms: 7

Property Type: House (Res)

Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

10/04/2023 - 09/04/2024: \$1,300,000

Comparable Properties



4 Albion St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2  1  2

Price: \$1,160,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



50 Talbot St BRUNSWICK 3056 (REI)

Agent Comments

 3  1  1

Price: \$1,086,000

Method: Private Sale

Date: 13/03/2024

Property Type: House



32 De Carle St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$1,040,000

Method: Private Sale

Date: 20/11/2023

Property Type: House