

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

8 Dunstan Avenue, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,435,000 Property Type House Suburb Brunswick

Period - From 01/01/2024 to 31/03/2024 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	80 Donald St BRUNSWICK 3056	\$1,080,000	18/11/2023
2	32 De Carle St BRUNSWICK 3056	\$1,040,000	20/11/2023
3	38 Westbourne St BRUNSWICK 3056	\$955,000	01/04/2024

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:

19/04/2024 11:55

8 Dunstan Avenue, Brunswick Vic 3056

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



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Rooms: 5
Property Type: House
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
March quarter 2024: \$1,435,000

Comparable Properties



80 Donald St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$1,080,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House
Land Size: 209 sqm approx



32 De Carle St BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$1,040,000
Method: Private Sale
Date: 20/11/2023
Property Type: House



38 Westbourne St BRUNSWICK 3056 (REI)

Agent Comments

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Price: \$955,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 230 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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