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	5/8 De Carle Street, Brunswick Vic 3056

Indicative selling price

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

Single price $850,000

Median sale price

Median price $1,250,000 Property Type House Suburb Brunswick

Period - From 01/07/2023 to 30/09/2023 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	5/187 Union St BRUNSWICK WEST 3055	$850,000	29/08/2023
2	38 Millward St BRUNSWICK WEST 3055	$829,000	26/09/2023
3	2/36 Moore St COBURG 3058	$805,000	13/05/2023

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: 17/10/2023 11:18

5/8 De Carle Street, Brunswick Vic 3056



2 2 1

Property Type: Townhouse (Single)
Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price
$850,000
Median House Price
September quarter 2023: $1,250,000

Comparable Properties



5/187 Union St BRUNSWICK WEST 3055 (REI)

2 1 1

Agent Comments

Price: $850,000
Method: Sold Before Auction
Date: 29/08/2023
Property Type: Townhouse (Res)



38 Millward St BRUNSWICK WEST 3055 (REI)

2 1 1

Agent Comments

Price: $829,000
Method: Private Sale
Date: 26/09/2023
Property Type: Townhouse (Single)



2/36 Moore St COBURG 3058 (REI/VG)

2 1 1

Agent Comments

Price: $805,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Townhouse (Res)

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

REIV THE DIFFERENCE | propertydata.com.au

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