

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

101/26 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$620,500

Property Type Unit

Suburb Brunswick East

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	124/8 Lygon St BRUNSWICK EAST 3057	\$420,000	16/04/2024
2	532/22 Barkly St BRUNSWICK EAST 3057	\$412,000	22/11/2023
3	210/22 Barkly St BRUNSWICK EAST 3057	\$389,990	27/02/2024

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:

03/05/2024 10:40



Property Type: Apartment

Agent Comments

Comparable Properties



124/8 Lygon St BRUNSWICK EAST 3057 (REI) [Agent Comments](#)



Price: \$420,000

Method: Private Sale

Date: 16/04/2024

Property Type: Apartment



532/22 Barkly St BRUNSWICK EAST 3057 (REI/VG) [Agent Comments](#)



Price: \$412,000

Method: Private Sale

Date: 22/11/2023

Property Type: Apartment



210/22 Barkly St BRUNSWICK EAST 3057 (REI/VG) [Agent Comments](#)



Price: \$389,990

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment