

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

2/12 Barningham Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	9/14 Blyth St BRUNSWICK 3056	\$370,000	04/01/2024
2	9/31 Brunswick Rd BRUNSWICK EAST 3057	\$370,000	13/11/2023
3	9/138 Mitchell St BRUNSWICK EAST 3057	\$358,500	03/10/2023

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:

09/02/2024 17:21



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



9/14 Blyth St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 04/01/2024

Property Type: Apartment



9/31 Brunswick Rd BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 13/11/2023

Property Type: Apartment



9/138 Mitchell St BRUNSWICK EAST 3057 (VG) Agent Comments



Price: \$358,500

Method: Sale

Date: 03/10/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit