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	207/22 Barkly Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 & \$590,000	Range between	\$550,000	&	\$590,000
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Median sale price

Median price	\$615,000	Pro	perty Type Un	it		Suburb	Brunswick East
Period - From	01/07/2023	to	30/09/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	502/360 Lygon St BRUNSWICK EAST 3057	\$585,000	09/09/2023
2	306/50 Victoria St BRUNSWICK EAST 3057	\$575,000	20/05/2023
3	212/408-410 Lygon St BRUNSWICK EAST 3057	\$570,000	27/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/10/2023 16:33





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> Indicative Selling Price \$550,000 - \$590,000 Median Unit Price September quarter 2023: \$615,000



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Property Type: Apartment **Land Size:** 61 sqm approx Agent Comments

Comparable Properties



502/360 Lygon St BRUNSWICK EAST 3057

(REI)

-2

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Price: \$585,000 Method: Auction Sale Date: 09/09/2023

Property Type: Apartment

Agent Comments

306/50 Victoria St BRUNSWICK EAST 3057

(VG)

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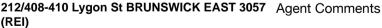




Price: \$575,000 **Method:** Sale **Date:** 20/05/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments





2 **-** 1

Price: \$570,000 Method: Private Sale Date: 27/09/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



