

## 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

21/22 BARKLY STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

9/1066 LYGON STREET CARLTON NORTH VIC 3054	\$816,000	23-Sep-23
7/1070 LYGON STREET CARLTON NORTH VIC 3054	\$800,000	09-Oct-23
6/3 MILLER STREET FITZROY NORTH VIC 3068	\$798,000	15-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 19 January 2024

Carlo Rauso

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**9/1066 LYGON STREET CARLTON  
NORTH VIC 3054**

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Sold Price

RS

**\$816,000**

Sold Date

**23-Sep-23**

Distance

**0.55km****7/1070 LYGON STREET CARLTON  
NORTH VIC 3054**

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Sold Price

**\$800,000**

Sold Date

**09-Oct-23**

Distance

**0.55km****6/3 MILLER STREET FITZROY  
NORTH VIC 3068**

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Sold Price

**\$798,000**

Sold Date

**15-Aug-23**

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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