

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

212/24 BARKLY STREET BRUNSWICK EAST VIC 3057

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2022

to

30 Nov 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

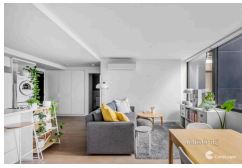
Date of sale

207/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$570,000	12-Nov-23
207/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$540,000	06-Nov-23
415/127 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$530,000	24-Jul-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: 11 December 2023

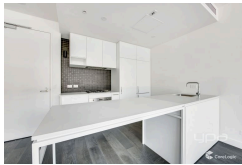

**207/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price ^{RS} **\$570,000** Sold Date **12-Nov-23**

 Distance **0.05km**

**207/29 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price **\$540,000** Sold Date **06-Nov-23**

 Distance **0.18km**

**415/127 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**
 2  1  1

 Sold Price **\$530,000** Sold Date **24-Jul-23**

 Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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