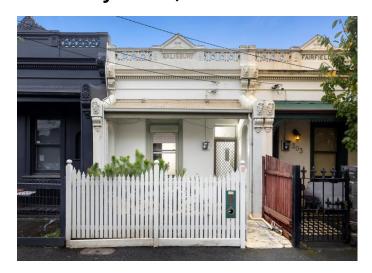## 305 Barkly Street, Brunswick Vic 3056

2 Bed 1 Bath – Car
Rooms: 5
Property Type: House (Res)
Land Size: 165 sqm approx
Indicative Selling Price
$900,000 - $950,000
Median House Price
March quarter 2024: $1,435,000

Comparable Properties

18 Overend Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car
Price: $939,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Agent Comments: Compact terrace in basic condition

15 Ballarat Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $885,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Agent Comments: Unrenovated weatherboard on smaller land

29 Mountfield Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $915,500
Method: Sold before Auction
Date: 13/02/2024
Property Type: House (Res)
Land Size: 196 sqm approx
Agent Comments: Compact terrace in basic condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	305 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between	$900,000	&	$950,000

Median sale price

Median price	$1,435,000	House	x	Suburb	Brunswick

Period - From	01/01/2024	to	31/03/2024	Source	REIV

Comparable property sales

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
18 Overend Street, BRUNSWICK 3056	$939,000	27/04/2024
15 Ballarat Street, BRUNSWICK 3056	$885,000	13/04/2024
29 Mountfield Street, BRUNSWICK 3056	$915,500	13/02/2024

This Statement of Information was prepared on: | 16/05/2024 09:41

This guide must not be taken as legal advice.

CONSUMER AFFAIRS VICTORIA