

# 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 306/22 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)

Range between \$430,000 & \$450,000

### Median sale price

Median price \$620,500 Property Type Unit Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 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	202/26 Lygon St BRUNSWICK EAST 3057	\$435,000	20/02/2024
2	121/24 Barkly St BRUNSWICK EAST 3057	\$430,000	01/05/2024
3	6004/172 Edward St BRUNSWICK EAST 3057	\$445,000	28/05/2024

**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: 19/06/2024 14:10



**Property Type:**

Agent Comments

## Comparable Properties



**202/26 Lygon St BRUNSWICK EAST 3057**  
(REI/VG)

Agent Comments



**Price:** \$435,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Apartment



**121/24 Barkly St BRUNSWICK EAST 3057**  
(REI/VG)

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 01/05/2024

**Property Type:** Apartment



**6004/172 Edward St BRUNSWICK EAST 3057**  
(REI)

Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 28/05/2024

**Property Type:** Unit