

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 318 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Brunswick

Period - From 01/10/2023 to 31/12/2023 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	52 Victoria Gr BRUNSWICK 3056	\$1,300,000	12/08/2023
2	22 Errol Av BRUNSWICK 3056	\$1,350,000	05/10/2023
3	5 Ann St BRUNSWICK 3056	\$1,400,000	02/12/2023

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: 06/02/2024 12:02



 3  1  2

Property Type: House

Land Size: 257 sqm approx

Agent Comments

Comparable Properties



52 Victoria Gr BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,300,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 224 sqm approx



22 Errol Av BRUNSWICK 3056 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,350,000

Method: Private Sale

Date: 05/10/2023

Property Type: House

Land Size: 182 sqm approx



5 Ann St BRUNSWICK 3056 (REI)

Agent Comments

 3  1  -

Price: \$1,400,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)