

352 Barkly Street, Brunswick Vic 3056



3 Bed 1 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 313 sqm approx
Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 March quarter 2024: \$1,435,000

Comparable Properties



236 Barkly Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,360,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 420 sqm approx
Agent Comments: Unrenovated weatherboard on somewhat larger land



14 Ethel Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 2 Car
Price: \$1,300,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 308 sqm approx
Agent Comments: Refurbished brick veneer on smaller land size



348 Pigdon Street, Princes Hill 3054 (REI/VG)

3 Bed 1 Bath - Car
Price: \$1,300,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 204 sqm approx
Agent Comments: Unrenovated terrace on smaller land in superior location

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

352 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,400,000

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
236 Barkly Street, BRUNSWICK 3056	\$1,360,000	16/03/2024
14 Ethel Street, BRUNSWICK EAST 3057	\$1,300,000	11/05/2024
348 Pigdon Street, PRINCES HILL 3054	\$1,300,000	09/12/2023

This Statement of Information was prepared on:

28/05/2024 10:55
