

386 Barkly Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car
Property Type: House
Land Size: 245 sqm approx
Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median House Price
 March quarter 2024: \$1,435,000

Comparable Properties



20 Overend Street, Brunswick 3056(REI/VG)

2 Bed 1 Bath - Car
Price: \$1,200,000
Method: Sold Before Auction
Date: 27/01/2024
Property Type: House (Res)
Land Size: 168 sqm approx
Agent Comments: Comfortable brick terrace on much smaller block of 168m2



20 Piera Street, Brunswick East 3057(REI)

2 Bed 1 Bath 1 Car
Price: \$1,200,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 158 sqm approx
Agent Comments: Refurbished terrace on compact lot of 158m2



16 Hodgson Street, Brunswick 3056 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,180,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 183 sqm approx
Agent Comments: Compact refurbished terrace on smaller land of 183m2

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

386 Barkly Street, Brunswick Vic 3056

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

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
20 Overend Street, BRUNSWICK 3056	\$1,200,000	27/01/2024
20 Piera Street, BRUNSWICK EAST 3057	\$1,200,000	03/02/2024
16 Hodgson Street, BRUNSWICK 3056	\$1,180,000	02/12/2023

This Statement of Information was prepared on:

07/05/2024 16:20