

# 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 516/22 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 \$620,000 & \$680,000

### 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	18/22 Barkly St BRUNSWICK EAST 3057	\$700,000	27/01/2024
2	4/496 Brunswick St FITZROY NORTH 3068	\$670,000	13/04/2024
3	330/22 Barkly St BRUNSWICK EAST 3057	\$668,000	07/03/2024

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: 08/05/2024 15:50

516/22 Barkly Street, Brunswick East Vic 3057



 2  1  1

**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
March quarter 2024: \$620,500

## Comparable Properties



**18/22 Barkly St BRUNSWICK EAST 3057**  
(REI/VG)

Agent Comments

 2  1  1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 27/01/2024  
**Property Type:** Apartment



**4/496 Brunswick St FITZROY NORTH 3068**  
(REI)

Agent Comments

 2  2  1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit



**330/22 Barkly St BRUNSWICK EAST 3057**  
(REI)

Agent Comments

 2  2  1

**Price:** \$668,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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