

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

613/22 BARKLY STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

| | | |
|----------------------------------------------|-----------|-----------|
| 118/22 BARKLY STREET BRUNSWICK EAST VIC 3057 | \$600,000 | 30-Aug-23 |
| 212/24 BARKLY STREET BRUNSWICK EAST VIC 3057 | \$545,000 | 08-Feb-24 |
| 207/22 BARKLY STREET BRUNSWICK EAST VIC 3057 | \$570,000 | 12-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 23 February 2024

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**118/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$600,000** Sold Date **30-Aug-23**

Distance **0km**



**212/24 BARKLY STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **08-Feb-24**

Distance **0km**



**207/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **12-Nov-23**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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