

31 Barkly Street, Brunswick East Vic 3057



3 Bed 1 Bath

Property Type: House

Land Size: 307 m²

Indicative Selling Price

\$1,335,000

Median House Price

Year ending December 2017:

\$1,257,500

Comparable Properties



7 George Street, Brunswick 3056 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,426,000

Method: Auction Sale

Date: 24/03/2018

Property Type: House (Res)

Agent Comments: Inferior location being located further North. Superior internal condition being renovated. Comparable land component: 317m². Superior accommodation.



65 Laura Street, Brunswick 3056 (REI)

2 Bed1 Bath

Price: \$1,355,000

Method: Auction Sale

Date: 03/03/2018

Property Type: House (Res)

Agent Comments: Inferior location being located further North. Inferior internal condition being unrenovated. Superior land component. 383m² Inferior accommodation.



14 Errol Avenue, Brunswick 3056 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,330,000

Method: Auction Sale

Date: 24/03/2018

Property Type: House (Res)

Land Size: 365 m²

Agent Comments: Inferior location being located further North. Inferior internal condition being unrenovated. Superior land component. Comparable accommodation.

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

31 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Single Price

\$1,335,000

Median sale price

Median price

\$1,257,500

House

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Suburb

Brunswick East

Period - From

01/01/2017

to

31/12/2017

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
7 George Street, BRUNSWICK 3056	\$1,426,000	24/03/2018
65 Laura Street, BRUNSWICK 3056	\$1,355,000	03/03/2018
14 Errol Avenue, BRUNSWICK 3056	\$1,330,000	24/03/2018