

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 429/22 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$650,000 & \$715,000

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	330/22 Barkly St BRUNSWICK EAST 3057	\$668,000	07/03/2024
3	9/22 Barkly St BRUNSWICK EAST 3057	\$640,000	24/12/2023

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: 02/05/2024 11:25



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
March quarter 2024: \$620,500

Comparable Properties



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

Agent Comments

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



330/22 Barkly St BRUNSWICK EAST 3057
(REI)

Agent Comments

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



9/22 Barkly St BRUNSWICK EAST 3057
(REI/VG)

Agent Comments

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Price: \$640,000
Method: Private Sale
Date: 24/12/2023
Property Type: Apartment