

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

420/22 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,027

Property type

Unit

Suburb

Brunswick East

Period-from

01 Sep 2023

to

31 Aug 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

6407/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$399,000	20-Apr-24
207/24 BARKLY STREET BRUNSWICK EAST VIC 3057	\$410,000	15-Jun-24

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: 05 September 2024



**6407/172 EDWARD STREET  
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$399,000** Sold Date **20-Apr-24**

Distance **0.43km**



**207/24 BARKLY STREET  
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$410,000** Sold Date **15-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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