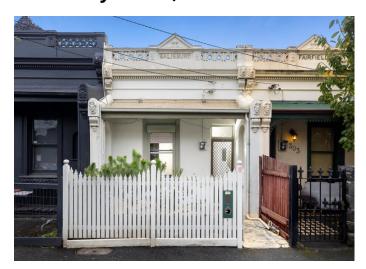
# 305 Barkly Street, Brunswick Vic 3056



2 Bed 1 Bath - Car

Rooms: 5

**Property Type:** House (Res) **Land Size:** 165 sqm approx **Indicative Selling Price** 

\$835,000

**Median House Price** 

March quarter 2024: \$1,435,000

## **Comparable Properties**



### 15 Ballarat Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car Price: \$885,000 Method: Auction Sale Date: 13/04/2024

**Property Type:** House (Res)

Agent Comments: Unrenovated weatherboard of

nondescript character



#### 226 Albert Street, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car Price: \$850,000 Method: Private Sale Date: 06/06/2024 Property Type: House

**Agent Comments:** Compact weatherboard in need of work



## 16 St Phillip Street, Brunswick East 3057 (REI)

2 Bed 1 Bath - Car Price: \$825,100 Method: Private Sale Date: 31/05/2024 Property Type: House Land Size: 196 sqm approx

Agent Comments: Unrenovated terrace of similar size and

condition

## 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	305 Barkly Street, Brunswick Vic 3056						
locality and postcode							

## **Indicative selling price**

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

Single price \$835,000

## Median sale price

Median price	\$1,435,000	Н	ouse	х	S	Suburb	Brunswi	ck	
Period - From	01/01/2024	to	31/03	3/2024	1		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
15 Ballarat Street, BRUNSWICK 3056	\$885,000	13/04/2024
226 Albert Street, BRUNSWICK 3056	\$850,000	06/06/2024
16 St Phillip Street, BRUNSWICK EAST 3057	\$825,100	31/05/2024

This Statement of Information was prepared on:	17/06/2024
--	------------

