## 4/17 Barkly Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car

Property Type: Townhouse (Res) Land Size: 49 sqm approx Indicative Selling Price \$650,000 - \$710,000 Median House Price 17/05/2021-16/05/2022: \$721,000

## **Comparable Properties**



#### 15 Gear Street, Brunswick East 3057 (REI)

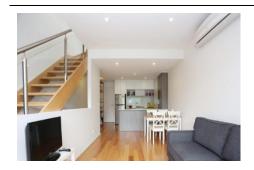
2 Bed 2 Bath 1 Car Price: \$735,000 Method: Private Sale Date: 14/05/2022

**Rooms:** 5

Property Type: Townhouse (Res)

**Agent Comments:** Part of large complex. 3 level property.

Newer build. Superior property



#### 16 Dianella Walkway, Brunswick East 3057 (VG)

2 Bed 1 Bath - Car Price: \$715,000 Method: Sale Date: 27/11/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Part of large complex. Newer build.

Comparable property



#### 17/682 Nicholson Street, Fitzroy North 3068 (VG)

2 Bed 1 Bath - Car Price: \$700,000 Method: Sale Date: 11/12/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** Part of large complex. Comparable

location Comparable property

## 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

	Pro	pertv	offered	for sal	le
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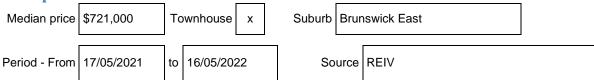
Address Including suburb or locality and postcode	4/17 Barkly Street, Brunswick East Vic 3057
locality and postcode	

### **Indicative selling price**

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

Range between	\$650,000	&	\$710,000
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#### Median sale price



#### **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 Gear Street, BRUNSWICK EAST 3057	\$735,000	14/04/2022
16 Dianella Walkway, BRUNSWICK EAST 3057	\$712,000	27/11/2021
17/682 Nicholson Street, FITZROY NORTH 3068	\$700,000	11/12/2021

This Statement of Information was prepared on: 17/05/2022 09:37

