

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

444/22 BARKLY STREET BRUNSWICK EAST VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2022

to

31 Jul 2023

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

206/24 BARKLY STREET BRUNSWICK EAST VIC 3057	\$385,000	18-Apr-23
203/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$390,000	02-May-23
237/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$397,500	27-Jul-23

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: 14 August 2023



**206/24 BARKLY STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$385,000** Sold Date **18-Apr-23**

Distance **0km**



**203/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$390,000** Sold Date **02-May-23**

Distance **0km**



**237/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price ^{RS} **\$397,500** Sold Date **27-Jul-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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