

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

2/24 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2022

to

28 Feb 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

201/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$610,000	31-Oct-22
6209/172 EDWARD STREET BRUNSWICK EAST VIC 3057	\$620,000	03-Dec-22
C312/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$630,000	24-Nov-22

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: 28 March 2023



**201/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$610,000** Sold Date **31-Oct-22**

Distance **0.95km**



**6209/172 EDWARD STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$620,000** Sold Date **03-Dec-22**

Distance **0.44km**



**C312/59 JOHN STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$630,000** Sold Date **24-Nov-22**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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