

# 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

406/22 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)

Range between

\$415,000

&

\$435,000

### Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

Brunswick East

Period - From

01/04/2022

to

30/06/2022

Source

REIV

### 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 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
1	240/22 Barkly St BRUNSWICK EAST 3057	\$430,000	13/05/2022
2	537/22 Barkly St BRUNSWICK EAST 3057	\$415,000	24/05/2022
3			

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 six months.~~

This Statement of Information was prepared on:

28/07/2022 15:13



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$415,000 - \$435,000  
**Median Unit Price**  
June quarter 2022: \$622,500

## Comparable Properties



**240/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 13/05/2022  
**Property Type:** Apartment

**537/22 Barkly St BRUNSWICK EAST 3057 (VG)** **Agent Comments**



**Price:** \$415,000  
**Method:** Sale  
**Date:** 24/05/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

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 six months.

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