

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

425/22 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

\$390,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2022

to

31 Oct 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

316/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	452000	13-Oct-23
210/457-459 LYGON STREET BRUNSWICK EAST VIC 3057	412000	22-Sep-23
1/230 LYGON STREET BRUNSWICK EAST VIC 3057	395000	22-Sep-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: 01 November 2023

Demi Thomaidis
P 0393748304
M 0481162117
E dthomaidis@woodards.com.au



**316/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

^{RS}

452000

Sold Date

13-Oct-23

Distance

0.9km



**210/457-459 LYGON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

^{RS}

412000

Sold Date

22-Sep-23

Distance

1.62km



**1/230 LYGON STREET BRUNSWICK
EAST VIC 3057**

 1  1  -

Sold Price

395000

Sold Date

22-Sep-23

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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