

# 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

1/306 Barkly Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$960,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Brunswick

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	45 Amelia St BRUNSWICK 3056	\$1,000,000	06/08/2022
2	7/107 Victoria St BRUNSWICK EAST 3057	\$980,000	02/06/2022
3	2/80 Hope St BRUNSWICK 3056	\$886,000	19/07/2022

**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:

15/08/2022 14:40

1/306 Barkly Street, Brunswick Vic 3056

**Melbourne**  
**Real**  
**Estate**

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**Indicative Selling Price**

\$900,000 - \$960,000

**Median Unit Price**

June quarter 2022: \$590,000



3 2 1

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**45 Amelia St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** Townhouse (Res)



**7/107 Victoria St BRUNSWICK EAST 3057 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 02/06/2022

**Property Type:** Townhouse (Single)



**2/80 Hope St BRUNSWICK 3056 (REI)**

**Agent Comments**

3 2 1

**Price:** \$886,000

**Method:** Sold Before Auction

**Date:** 19/07/2022

**Property Type:** Townhouse (Res)

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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