

## 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

240/22 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 4302/189 WESTON STREET BRUNSWICK EAST VIC 3057 | \$468,000 | 01-Mar-22 |
| 103/6-8 GAMBLE STREET BRUNSWICK EAST VIC 3057  | \$421,000 | 05-Mar-22 |
| 3/182 BARKLY STREET FITZROY NORTH VIC 3068     | \$400,000 | 25-Feb-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: 21 March 2022

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**4302/189 WESTON STREET  
BRUNSWICK EAST VIC 3057** 1  1  1

Sold Price

<sup>RS</sup> **\$468,000** Sold Date **01-Mar-22**Distance **0.44km****103/6-8 GAMBLE STREET  
BRUNSWICK EAST VIC 3057** 1  1  1

Sold Price

<sup>RS</sup> **\$421,000** Sold Date **05-Mar-22**Distance **0.65km****3/182 BARKLY STREET FITZROY  
NORTH VIC 3068** 1  1  1

Sold Price

<sup>RS</sup> **\$400,000** Sold Date **25-Feb-22**Distance **0.83km****RS** = Recent sale**UN** = Undisclosed Sale

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