

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

6/12 BARNINGHAM STREET BRUNSWICK VIC 3056

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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Jan 2023

to

31 Dec 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

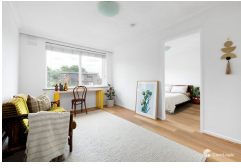
Date of sale

9/14 BLYTH STREET BRUNSWICK VIC 3056	\$370,000	04-Jan-24
2/35-37 EVELINE STREET BRUNSWICK VIC 3056	\$420,000	03-Nov-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: 25 January 2024

**9/14 BLYTH STREET BRUNSWICK
VIC 3056**

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Sold Price

^{RS}**\$370,000**

Sold Date

04-Jan-24

Distance

0.03km**2/35-37 EVELINE STREET
BRUNSWICK VIC 3056**

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Sold Price

^{RS}**\$420,000**

Sold Date

03-Nov-23

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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