

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

24 BARRY 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Brunswick

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

20 MUNRO STREET BRUNSWICK VIC 3056	\$1,050,000	21-Jul-21
156 GOLD STREET BRUNSWICK VIC 3056	\$1,100,000	13-Nov-21
17 GOODMAN STREET BRUNSWICK VIC 3056	\$1,250,000	26-Jun-21

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: 11 March 2022



20 MUNRO STREET BRUNSWICK VIC 3056

Sold Price

\$1,050,000

Sold Date

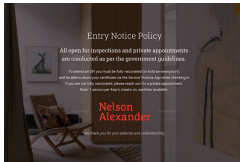
21-Jul-21

2

1

-

Distance

0.1km

156 GOLD STREET BRUNSWICK VIC 3056

Sold Price

\$1,100,000

Sold Date

13-Nov-21

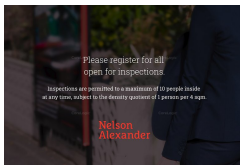
2

1

-

Distance

-



17 GOODMAN STREET BRUNSWICK VIC 3056

Sold Price

\$1,250,000

Sold Date

26-Jun-21

2

1

-

Distance

-



99 WILSON STREET BRUNSWICK VIC 3056

Sold Price

\$1,100,000

Sold Date

12-Nov-21

2

1

-

Distance

-



77 WILSON STREET BRUNSWICK VIC 3056

Sold Price

\$1,280,000

Sold Date

09-Oct-21

2

1

2

Distance

-



32 HENKEL STREET BRUNSWICK VIC 3056

Sold Price

\$1,200,000

Sold Date

25-Aug-21

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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**74 LYLE STREET BRUNSWICK VIC 3056**

Sold Price

\$1,092,500

Sold Date

23-Oct-21

2

1

1

Distance

-

**29 CHARLES STREET BRUNSWICK VIC 3056**

Sold Price

\$1,226,000

Sold Date

19-Jun-21

2

1

2

Distance

-

**75 HOPE STREET BRUNSWICK VIC 3056**

Sold Price

\$1,170,000

Sold Date

09-Dec-21

2

1

1

Distance

-

**23 DAVISON STREET BRUNSWICK VIC 3056**

Sold Price

\$1,015,000

Sold Date

11-Dec-21

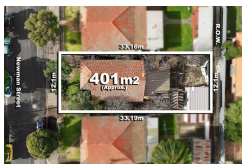
2

1

-

Distance

-

**13 NEWMAN STREET BRUNSWICK VIC 3056**

Sold Price

\$1,050,000

Sold Date

10-Jul-21

2

1

2

Distance

-

**12 THOMAS STREET BRUNSWICK VIC 3056**

Sold Price

\$1,100,000

Sold Date

28-Sep-21

2

1

-

Distance

-

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UN = Undisclosed Sale

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Bruce Warburton

M 0418599337

E bwarburton@bradteal.com.au

**216 ALBERT STREET BRUNSWICK
VIC 3056**

3
 1
 1

Sold Price

\$1,200,000

Sold Date

27-Nov-21

Distance

-

**312 ALBION STREET BRUNSWICK
VIC 3056**

2
 1
 -

Sold Price

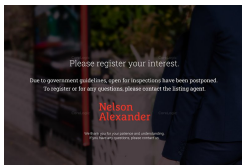
\$1,065,000

Sold Date

06-Nov-21

Distance

-

**11 BOURKE STREET BRUNSWICK
VIC 3056**

2
 1
 -

Sold Price

\$1,190,000

Sold Date

03-Sep-21

Distance

-

**10 BOURKE STREET BRUNSWICK
VIC 3056**

2
 1
 1

Sold Price

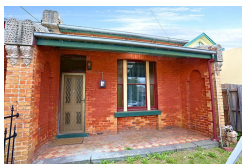
\$1,030,000

Sold Date

14-Aug-21

Distance

-

**60 TINNING STREET BRUNSWICK
VIC 3056**

2
 1
 1

Sold Price

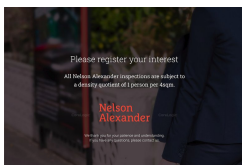
\$1,025,000

Sold Date

09-Sep-21

Distance

-

**38 FRASER STREET BRUNSWICK
VIC 3056**

2
 1
 -

Sold Price

\$1,100,000

Sold Date

26-Jun-21

Distance

-

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