## 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

429/22 Barkly Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$620,500	Pro	operty Type	Unit			Suburb	Brunswick East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18/22 Barkly St BRUNSWICK EAST 3057	\$700,000	27/01/2024
2	330/22 Barkly St BRUNSWICK EAST 3057	\$668,000	07/03/2024
3	9/22 Barkly St BRUNSWICK EAST 3057	\$640,000	24/12/2023

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:

02/05/2024 11:25





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**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$650,000 - \$715,000 Median Unit Price March quarter 2024: \$620,500

# **Comparable Properties**



18/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 27/01/2024 Property Type: Apartment Agent Comments

Agent Comments



330/22 Barkly St BRUNSWICK EAST 3057 (REI) 2 2 2 1

Price: \$668,000 Method: Private Sale Date: 07/03/2024 Property Type: Apartment



9/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

**601** 1

Agent Comments



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



propertydata

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