

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

243/22 Barkly Street Brunswick East VIC 3057

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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2018

to

30 Nov 2019

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

1121/176 Edward Street Brunswick East VIC 3057	\$550,000	02-Oct-19
102/124 Nicholson Street Brunswick East VIC 3057	\$552,000	21-Sep-19
502/394 Lygon Street Brunswick East VIC 3057	\$580,000	31-Aug-19

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: 03 December 2019

MOSS SALES

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**1121/176 Edward Street Brunswick
East VIC 3057**

2 1 1

Sold Price

\$550,000

Sold Date

02-Oct-19

Distance

0.43km



**102/124 Nicholson Street Brunswick
East VIC 3057**

2 1 1

Sold Price

\$552,000

Sold Date

21-Sep-19

Distance

1.26km



**502/394 Lygon Street Brunswick
East VIC 3057**

2 2 1

Sold Price

\$580,000

Sold Date

31-Aug-19

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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