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	433/22 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$527,500	Property type	Unit	Suburb	Brunswick East
Period-from	01 Jun 2020	to	31 May 2021	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.

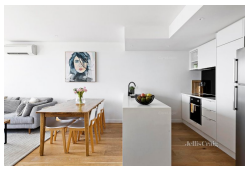
Address of comparable property	Price	Date of sale
434/22 Barkly Street Brunswick East VIC 3057	$590,000	25-Mar-21
501/29 Nicholson Street Brunswick East VIC 3057	$647,500	27-Apr-21
107/92-96 Albert Street Brunswick East VIC 3057	$586,000	01-May-21

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: 23 June 2021

Abraham Kalamouni
P 9471 1100
M 0400506219
E akalamouni@hockingstuart.com



434/22 Barkly Street Brunswick East VIC 3057

2 1 1

Sold Price RS **$590,000** Sold Date **25-Mar-21**

Distance **-**



501/29 Nicholson Street Brunswick East VIC 3057

2 1 1

Sold Price RS **$647,500** Sold Date **27-Apr-21**

Distance **0.17km**



107/92-96 Albert Street Brunswick East VIC 3057

2 2 1

Sold Price RS **$586,000** Sold Date **01-May-21**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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