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	23 Barry Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,325,000

Median sale price

Median price $1,387,500 Property Type House Suburb Brunswick

Period - From 01/04/2022 to 30/06/2022 Source 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.

	Address of comparable property	Price	Date of sale
1	35 Charles St BRUNSWICK 3056	$1,330,000	25/06/2022
2	56 Wilson St BRUNSWICK 3056	$1,370,000	03/05/2022
3	114 Victoria St BRUNSWICK EAST 3057	$1,475,000	15/06/2022

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: 04/10/2022 19:09

23 Barry Street, Brunswick Vic 3056

Elizabeth Kelly
9387 5888
0431 434 169
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2 1 1

Property Type: House
Land Size: 228 sqm approx

Agent Comments

Indicative Selling Price
$1,325,000
Median House Price
June quarter 2022: $1,387,500

Comparable Properties



35 Charles St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $1,330,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 222 sqm approx

Agent Comments



56 Wilson St BRUNSWICK 3056 (REI/VG)

2 1 -

Price: $1,370,000
Method: Sold Before Auction
Date: 03/05/2022
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments



114 Victoria St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $1,475,000
Method: Sold Before Auction
Date: 15/06/2022
Property Type: House (Res)
Land Size: 227 sqm approx

Agent Comments

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