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	203/26 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $795,000

Median sale price

Median price $563,555 Property Type Unit Suburb Brunswick East

Period - From 01/07/2023 to 30/06/2024 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	102/19 Wilkinson St BRUNSWICK 3056	$830,000	10/07/2024
2	4/26 Barkly St BRUNSWICK EAST 3057	$812,000	23/04/2024
3	8/1-9 Oconnor St BRUNSWICK EAST 3057	$790,000	29/02/2024

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: 22/08/2024 09:31

203/26 Barkly Street, Brunswick East Vic 3057

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
Year ending June 2024: $563,555

Comparable Properties

102/19 Wilkinson St BRUNSWICK 3056 (VG)

2 - -

Price: $830,000
Method: Sale
Date: 10/07/2024
Property Type: Strata Unit/Flat

Agent Comments



4/26 Barkly St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $812,000
Method: Sold Before Auction
Date: 23/04/2024
Property Type: Unit

Agent Comments



8/1-9 Oconnor St BRUNSWICK EAST 3057 (REI)

2 1 2

Price: $790,000
Method: Auction Sale
Date: 29/02/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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