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: 324/22 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $550,000 Property Type Unit Suburb Brunswick East

Period - From 01/07/2024 to 30/09/2024 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	420/22 Barkly St BRUNSWICK EAST 3057	$415,500	25/09/2024
2	118/24 Barkly St BRUNSWICK EAST 3057	$410,000	28/08/2024
3	137/22 Barkly St BRUNSWICK EAST 3057	$418,500	30/05/2024

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: 16/10/2024 10:14

324/22 Barkly Street, Brunswick East Vic 3057

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
September quarter 2024: $550,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

420/22 Barkly St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $415,500
Method: Sold Before Auction
Date: 25/09/2024
Property Type: Apartment

Agent Comments

Same complex. Same/similar complex and size.



118/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $410,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment

Agent Comments

Same complex. Same/similar complex and size.



137/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $418,500
Method: Auction Sale
Date: 30/05/2024
Property Type: Unit

Agent Comments

Same complex. Same/similar complex and size.

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