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<br>Including suburb and postcode | 606/272 Barkly Street, Brunswick Vic 3056 |

## Indicative selling price

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

Range between $700,000 & $750,000

## Median sale price

Median price $625,000 Property Type Unit Suburb Brunswick

Period - From 01/10/2024 to 31/12/2024 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 | 501/19 Wilkinson St BRUNSWICK 3056 | $740,000 | 10/12/2024 |
| 2 | 501/9 Village Av BRUNSWICK EAST 3057 | $760,000 | 02/12/2024 |
| 3 | 11/20-28 Union St BRUNSWICK 3056 | $725,000 | 06/11/2024 |

**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: 29/01/2025 12:48

# 606/272 Barkly Street, Brunswick Vic 3056

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2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$700,000 - $750,000
**Median Unit Price**
December quarter 2024: $625,000

## Comparable Properties



**501/19 Wilkinson St BRUNSWICK 3056 (REI/VG)**

2 2 1

**Price:** $740,000
**Method:** Private Sale
**Date:** 10/12/2024
**Property Type:** Apartment

Agent Comments



**501/9 Village Av BRUNSWICK EAST 3057 (REI/VG)**

2 2 1

**Price:** $760,000
**Method:** Sold Before Auction
**Date:** 02/12/2024
**Property Type:** Apartment

Agent Comments

Similar Style of Home in Brunswick East. Brunswick East has a slightly higher median price.



**11/20-28 Union St BRUNSWICK 3056 (REI)**

2 2 1

**Price:** $725,000
**Method:** Private Sale
**Date:** 06/11/2024
**Property Type:** Apartment

Agent Comments



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