



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	5/26 Barkly Street, Brunswick East Vic 3057
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Indicative selling price

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

Single price	\$650,000
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Median sale price

Median price	\$523,500	House		Unit	X	Suburb	Brunswick East
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

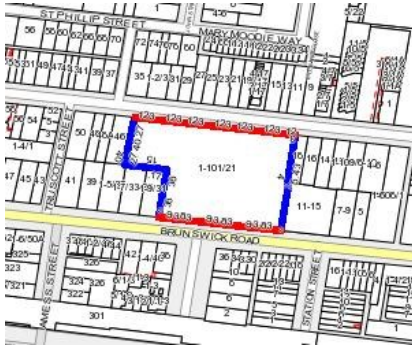
Comparable property sales (*Delete A or B below as applicable)

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	18/22 Barkly St BRUNSWICK EAST 3057	\$685,000	05/03/2018
2	8/48 Harrison St BRUNSWICK EAST 3057	\$638,000	02/05/2018
3	2001/178 Edward St BRUNSWICK EAST 3057	\$615,000	19/05/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

18/22 Barkly St BRUNSWICK EAST 3057 (VG)

Agent Comments



Also a ground floor apartment in the same complex.

Price: \$685,000

Method: Sale

Date: 05/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



8/48 Harrison St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$638,000

Method: Sale

Date: 02/05/2018

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



2001/178 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: Townhouse (Res)