

Tania El-Halabi 03 7018 8588 0419 441 923 tania@therealestestate.com.au

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

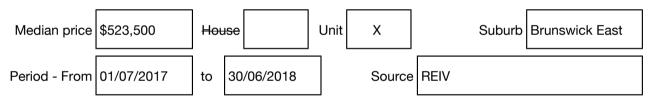
5/26 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Single price \$650,000

Median sale price



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.

Add	dress 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 5/26 Barkly Street, Brunswick East Vic 3057







Rooms: Property Type: Strata Unit/Flat Agent Comments Tania El-Halabi 03 7018 8588 0419 441 923 tania@therealestestate.com.au

Indicative Selling Price \$650,000 Median Unit Price Year ending June 2018: \$523,500

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)		
-1	8/48 Harrison St BRUNSWICK EAST 3057 (VG)	Agent Comments	
	2		
	Price: \$638,000		
	Method: Sale		
A CONTRACTOR	Date: 02/05/2018		
and the second	Rooms: -		
	Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit		
	2001/178 Edward St BRUNSWICK EAST 3057	Agent Comments	
	(REI/VG)		
	Price: \$615,000		
	Method: Auction Sale		
	Date: 19/05/2018		
and the second second	Rooms: -		
	Property Type: Townhouse (Res)		

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