

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 1-39 / 278 – 282 Barkly Street, Brunswick

Indicative selling price

| Unit type or class | Single price | | Lower price | & | Higher price |
|--|--------------|------------------|--------------|---|--------------|
| TYPE A - 1 Beds, 1 Bath, 0 Cars | \$* | Or range between | \$*475,000 | | \$520,000 |
| TYPE B - 2 Beds, 1 Bath, 1 Cars | \$* | Or range between | \$*740,000 | | \$800,000 |
| TYPE C - 2 Beds, 1 Bath, 1 Study, 1 Cars | \$* | Or range between | \$*740,000 | | \$760,000 |
| TYPE D - 2 Beds, 2 Bath, 1 Cars | \$* | Or range between | \$*805,000 | | \$835,000 |
| TYPE E - 2 Beds, 2 Bath, 1 Cars | \$* | Or range between | \$*925,000 | | \$990,000 |
| TYPE F - 2 Beds, 2 Bath, , 1 Study, 1 Cars | \$*795,000 | Or range between | \$* | | \$ |
| TYPE G - 3 Beds, 2 Bath, 2 Cars | \$*1,250,000 | Or range between | \$* | | \$ |
| TYPE H - 3 Beds, 2 Bath, 1 Study, 2 Cars | \$* | Or range between | \$*1,350,000 | | \$1,380,000 |

Suburb unit median sale price

Median price \$562,500

Suburb Brunswick

Period - From 13/09/2020

To 12/09/2021

Source REIV

Comparable property sales

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| TYPE A | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |
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| TYPE B | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |
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| TYPE C | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |
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| Unit type or class | Address of comparable unit | Price | Date of sale |
|--------------------|--|-----------|--------------|
| TYPE D | 1. 1/111 Victoria St BRUNSWICK EAST 3057 VIC | \$899,000 | 13/03/2021 |
| | 2. 330/4 Bik La FITZROY NORTH 3068 VIC | \$735,000 | 03/07/2021 |
| | 3. 108/459 Royal Pde PARKVILLE 3052 VIC | \$795,000 | 07/08/2021 |

| Unit type or class | Address of comparable unit | Price | Date of sale |
|--------------------|--|-----------|--------------|
| TYPE E | 1. 1/111 Victoria St BRUNSWICK EAST 3057 VIC | \$899,000 | 13/03/2021 |
| | 2. 3/51 Brunswick Rd BRUNSWICK EAST 3057 VIC | \$982,000 | 21/05/2021 |
| | 3. 1/827 Park St BRUNSWICK 3056 VIC | \$920,000 | 24/04/2021 |

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| TYPE F | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |
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| TYPE G | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |
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| TYPE H | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |
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This Statement of Information was prepared on:

13/09/2021 12:37