

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
Including suburb and
postcode 22 Barkly Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class	Single price		Lower price	&	Higher price
1 Bedroom with Car Park	\$*	Or range between	\$390,000		\$410,000
1 Bedroom no Car Park	\$*	Or range between	\$330,000		\$360,000
2 Bedroom 1 Bathroom 1 Car Park	\$*	Or range between	\$580,000		\$600,000
2 Bedroom 1 Bathroom 2 Car Park	\$*	Or range between	\$600,000		\$620,000
2 Bedroom 2 Bathroom 1 Car Park	\$*	Or range between	\$560,000		\$580,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$577,500 Suburb Brunswick East

Period - From 01/07/2019 To 30/09/2019 Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
One Bed No car park	1 9/23 Balmoral Av BRUNSWICK EAST	\$325,000	13/09/2019
	2 116/48 Victoria St BRUNSWICK EAST	\$355,000	26/04/2019
	3 14/67 Nicholson St BRUNSWICK EAST	\$360,000	18/06/2019

Unit type or class	Address of comparable unit	Price	Date of sale
1 Bed with Car park	1 502/22 Barkly St BRUNSWICK EAST	\$395,000	02/06/2019
	2 213/22 Barkly St BRUNSWICK EAST	\$395,500	18/07/2019
	3 5/392 Lygon St BRUNSWICK EAST	\$410,000	07/09/2019

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom 1 Bathroom 1 Car Park	1 212/34 Union St BRUNSWICK 3056	\$582,000	08/06/2019
	2 5/28 Lyndhurst Cr BRUNSWICK EAST	\$589,000	20/07/2019
	3 104/496-500 Brunswick St FITZROY NORTH	\$593,000	27/04/2019

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom 1 Bathroom 2 Car Park	1 11/84 Blyth St BRUNSWICK	\$610,000	13/07/2019
	2 C102/59 John St BRUNSWICK EAST	\$616,000	10/08/2019
	3 11/392 Lygon St BRUNSWICK EAST	\$620,000	06/07/2019

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom 2 Bathroom 1 Car Park	1 10/678 Lygon St CARLTON NORTH	\$560,000	27/07/2019
	2 4/250 Glenlyon Rd BRUNSWICK EAST	\$570,000	29/06/2019
	3 502/394 Lygon St BRUNSWICK EAST	\$580,000	31/08/2019

This Statement of Information was prepared on:

16/10/2019