

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 536/22 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$570,000 House Unit X Suburb Brunswick East

Period - From 01/04/2017 to 30/06/2017 Source REIV

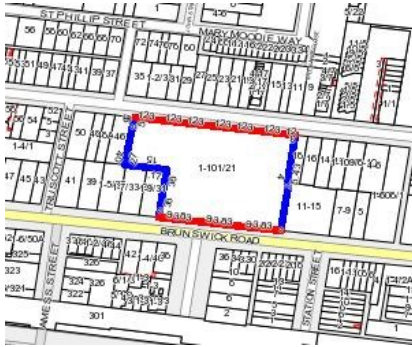
Comparable property sales (*Delete A or B below as applicable)

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	10/149-151 Glenlyon Rd BRUNSWICK 3056	\$420,000	15/05/2017
2	404/91 Nicholson St BRUNSWICK EAST 3057	\$410,000	20/03/2017
3	503/91 Nicholson St BRUNSWICK EAST 3057	\$405,000	22/05/2017

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



10/149-151 Glenlyon Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 15/05/2017

Rooms: -

Property Type: Apartment

404/91 Nicholson St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 20/03/2017

Rooms: -

Property Type: Strata Unit/Flat

503/91 Nicholson St BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 22/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)