

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

73 Barkly Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$1,320,000

&

\$1,450,000

Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Brunswick East

Period - From

01/10/2020

to

30/09/2021

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	520 Station St CARLTON NORTH 3054	\$1,585,000	23/10/2021
2	180 Weston St BRUNSWICK EAST 3057	\$1,440,000	17/07/2021
3	117 Barkly St BRUNSWICK EAST 3057	\$1,390,000	29/09/2021

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.~~

This Statement of Information was prepared on:

17/11/2021 11:47


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Property Type: House (Res)**Land Size:** 160 sqm approx

Agent Comments

Indicative Selling Price

\$1,320,000 - \$1,450,000

Median House Price

Year ending September 2021: \$1,440,000

Steveway Real Estate is proud to be offering this comfortable Victorian tuck pointed terrace always sought, seldom found. 3 Bedrooms - 1 Bathroom - 1 Car space Land Area: 160 sqm approx with rear car access

Comparable Properties

**520 Station St CARLTON NORTH 3054 (REI)**

Agent Comments

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Price: \$1,585,000**Method:** Auction Sale**Date:** 23/10/2021**Property Type:** House (Res)**180 Weston St BRUNSWICK EAST 3057 (REI)**

Agent Comments

 3
  1
  -
Price: \$1,440,000**Method:** Sold Before Auction**Date:** 17/07/2021**Property Type:** House (Res)**Land Size:** 247 sqm approx**117 Barkly St BRUNSWICK EAST 3057 (REI)**

Agent Comments

 2
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  1
Price: \$1,390,000**Method:** Sold Before Auction**Date:** 29/09/2021**Property Type:** House (Res)

Account - Steveway RE | P: 03 9429 4883 | F: 03 9428 6779