## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and	720/1 Lygon Street, Brunswick Vic 3056
postcode	

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
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#### Median sale price

Median price	\$590,000	Pro	perty Type	Jnit		Suburb	Brunswick
Period - From	29/06/2021	to	28/06/2022		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

Add	dress of comparable property	Price	Date of sale
1	212/1 Lygon St BRUNSWICK 3056	\$570,000	27/03/2022
2	114/98 Nicholson St BRUNSWICK EAST 3057	\$530,000	27/06/2022
3	503/92-96 Albert St BRUNSWICK EAST 3057	\$530,000	21/06/2022

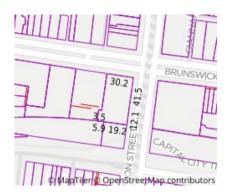
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/06/2022 17:59









Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 29/06/2021 - 28/06/2022: \$590,000

## Comparable Properties



212/1 Lygon St BRUNSWICK 3056 (REI/VG)

■ 2 **-** 2

**Price:** \$570,000 **Method:** Private Sale **Date:** 27/03/2022

Property Type: Apartment

**Agent Comments** 



114/98 Nicholson St BRUNSWICK EAST 3057

(REI)

**=** 2 **=** 1 **=** 

**Price:** \$530,000 **Method:** Private Sale **Date:** 27/06/2022

Property Type: Apartment

**Agent Comments** 



503/92-96 Albert St BRUNSWICK EAST 3057

(REI)

Price: \$530,000 Method: Private Sale Date: 21/06/2022

Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



