

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

310/1 LYGON STREET BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

or range
between

\$275,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

714/601 SYDNEY ROAD BRUNSWICK VIC 3056	\$350,000	12-Sep-24
509/1 LYGON STREET BRUNSWICK VIC 3056	\$340,000	17-Sep-24
3107/590 LYGON STREET CARLTON VIC 3053	\$315,000	22-Aug-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 October 2024



**714/601 SYDNEY ROAD
BRUNSWICK VIC 3056**

1 1 1

Sold Price ^{RS} **\$350,000** Sold Date **12-Sep-24**

Distance **1.89km**

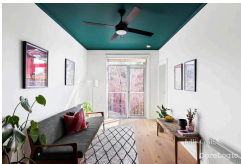


**509/1 LYGON STREET BRUNSWICK
VIC 3056**

1 1 1

Sold Price ^{RS} **\$340,000**^{UN} Sold Date **17-Sep-24**

Distance **0km**



**3107/590 LYGON STREET
CARLTON VIC 3053**

1 1 1

Sold Price ^{RS} **\$315,000** Sold Date **22-Aug-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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