

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

5/104 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between

\$510,000

&

\$561,000

Median sale price

Median price

\$717,500

Property Type

Townhouse

Suburb

Brunswick East

Period - From

04/03/2021

to

03/03/2022

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	Price	Date of sale
1	15/74 De Carle St BRUNSWICK 3056	\$861,000	12/02/2022
2	3/242 Glenlyon Rd BRUNSWICK EAST 3057	\$852,000	27/02/2022
3	4/214 Lygon St BRUNSWICK EAST 3057	\$710,000	07/02/2022

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:

04/03/2022 12:12



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$510,000 - \$561,000

Median Townhouse Price

04/03/2021 - 03/03/2022: \$717,500

Comparable Properties



15/74 De Carle St BRUNSWICK 3056 (REI)

Agent Comments

2 1 1

Price: \$861,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Unit



3/242 Glenlyon Rd BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$852,000

Method: Auction Sale

Date: 27/02/2022

Property Type: Unit



4/214 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 07/02/2022

Property Type: Apartment