

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

702/240-250 LYGON STREET BRUNSWICK EAST VIC 3057

Indicative selling price

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

Single Price

\$438,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

17/178-180 VICTORIA STREET BRUNSWICK VIC 3056	\$461,000	09-Apr-22
D207/42 HUTCHINSON STREET BRUNSWICK EAST VIC 3057	\$430,000	07-May-22
C408/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$590,000	01-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 09 August 2022

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**17/178-180 VICTORIA STREET
BRUNSWICK VIC 3056**

 1  1  1

Sold Price **\$461,000** Sold Date **09-Apr-22**

Distance **0.34km**



**D207/42 HUTCHINSON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price **\$430,000** Sold Date **07-May-22**

Distance **0.39km**



**C408/59 JOHN STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price ^{RS} **\$590,000** Sold Date **01-Aug-22**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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