

## 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

BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

\$533,000

~~or range~~  
~~between~~

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2021

to

30 Sep 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

217/1 LYGON STREET BRUNSWICK VIC 3056	\$483,500	04-Oct-22
619/1 LYGON STREET BRUNSWICK VIC 3056	\$490,000	09-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: 27 October 2022



**217/1 LYGON STREET BRUNSWICK  
VIC 3056**

Sold Price

<sup>RS</sup> **\$483,500**

Sold Date **04-Oct-22**

2 1 1

Distance **0km**



**619/1 LYGON STREET BRUNSWICK  
VIC 3056**

Sold Price

<sup>RS</sup> **\$490,000** <sup>UN</sup>

Sold Date **09-Aug-22**

2 1 1

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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