

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

608/330 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$577,500

Property Type

Unit

Suburb

Brunswick East

Period - From

01/07/2019

to

30/09/2019

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	501/330 Lygon St BRUNSWICK EAST 3057	\$550,000	10/07/2019
2	601/330 Lygon St BRUNSWICK EAST 3057	\$545,000	23/07/2019
3	505/330 Lygon St BRUNSWICK EAST 3057	\$527,000	29/07/2019

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:

09/11/2019 18:28



			1 - Not a car stacker
2	2		

Property Type: Apartment

Agent Comments

Comparable Properties



501/330 Lygon St BRUNSWICK EAST 3057 (VG)

Agent Comments

	2		-		-
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Price: \$550,000

Method: Sale

Date: 10/07/2019

Property Type: Strata Unit/Flat



601/330 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

	2		2		1
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Price: \$545,000

Method: Private Sale

Date: 23/07/2019

Rooms: 3

Property Type: Apartment



505/330 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

	2		2		1
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Price: \$527,000

Method: Private Sale

Date: 29/07/2019

Property Type: Apartment