

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 (*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

^{RS}

\$483,500

Sold Date

04-Oct-22

 2

 1

 1

Distance

0km



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

Sold Price

^{RS}

\$490,000

^{UN}

Sold Date

09-Aug-22

 2

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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