

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

611/330 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

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2021

to

28 Feb 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

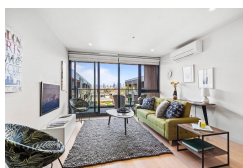
Date of sale

C407/59 JOHN STREET BRUNSWICK EAST VIC 3057	\$685,000	07-Jan-22
307/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$639,000	28-Oct-21
310/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$630,000	08-Nov-21

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: 14 March 2022



**C407/59 JOHN STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price

^{RS}

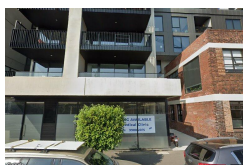
\$685,000

Sold Date

07-Jan-22

Distance

0.44km



**307/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price

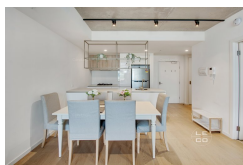
\$639,000

Sold Date

28-Oct-21

Distance

0.19km



**310/8 LYGON STREET BRUNSWICK
EAST VIC 3057**

2 2 1

Sold Price

\$630,000

Sold Date

08-Nov-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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