

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

15/408 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jun 2020

to

31 May 2021

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

110/408 Lygon Street Brunswick East VIC 3057	\$395,000	09-Apr-21
312/408 Lygon Street Brunswick East VIC 3057	\$410,000	12-Nov-20
107/457-459 Lygon Street Brunswick East VIC 3057	\$395,000	11-Mar-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: 25 June 2021

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110/408 Lygon Street Brunswick East VIC 3057

1 1 1

Sold Price **\$395,000** Sold Date **09-Apr-21**

Distance -

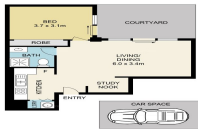


312/408 Lygon Street Brunswick East VIC 3057

1 1 1

Sold Price **\$410,000** Sold Date **12-Nov-20**

Distance -



107/457-459 Lygon Street Brunswick East VIC 3057

1 1 1

Sold Price **\$395,000** Sold Date **11-Mar-21**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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