



**Bricks&Mortar**  
EVERYTHING PROPERTY

# Statement of Information

## 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

610/240-250 LYGON STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2022

to

31 Dec 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

712/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$590,000	25-May-22
312/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$560,000	24-Jun-22
604/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$570,000	17-Jun-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: 17 January 2023