

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

G07/8 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2022

to

28 Feb 2023

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

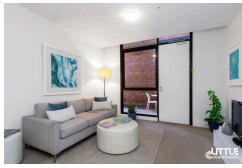
Date of sale

5006/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$382,000	07-Feb-23
404/69 LYGON STREET BRUNSWICK EAST VIC 3057	\$385,000	05-Dec-22
512/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$403,000	05-Oct-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: 03 March 2023



**5006/185 WESTON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

\$382,000

Sold Date **07-Feb-23**

Distance

0.38km



**404/69 LYGON STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

\$385,000

Sold Date **05-Dec-22**

Distance

0.22km



**512/22 BARKLY STREET
BRUNSWICK EAST VIC 3057**

 1  1  1

Sold Price

\$403,000

Sold Date **05-Oct-22**

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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