

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

205/240-250 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

\$520,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Sep 2022

to

31 Aug 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

6/116 ALBERT STREET BRUNSWICK VIC 3056	\$525,000	08-Aug-23
210/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$560,000	19-Jul-23

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 September 2023



**6/116 ALBERT STREET
 BRUNSWICK VIC 3056**

 2  1  1

Sold Price

^{RS}

\$525,000

Sold Date

08-Aug-23

Distance

0.09km



**210/92-96 ALBERT STREET
 BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price

^{RS}

\$560,000

Sold Date

19-Jul-23

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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