

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

304/18 LOBB STREET BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

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

301/443 LYGON STREET BRUNSWICK EAST VIC 3057	\$838,000	05-Aug-23
102/896 NICHOLSON STREET FITZROY NORTH VIC 3068	\$839,000	26-Jun-23
2/156 MORELAND ROAD BRUNSWICK VIC 3056	\$770,000	18-Jun-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: 22 September 2023



**301/443 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

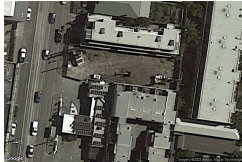
Sold Price

^{RS}

\$838,000

Sold Date **05-Aug-23**

Distance **0.85km**



**102/896 NICHOLSON STREET
FITZROY NORTH VIC 3068**

2 2 1

Sold Price

\$839,000

Sold Date **26-Jun-23**

Distance **1.53km**



**2/156 MORELAND ROAD
BRUNSWICK VIC 3056**

2 2 1

Sold Price

\$770,000

Sold Date **18-Jun-23**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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