

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

102/240-250 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|--|-----------|-----------|
| 111/26 BARKLY STREET BRUNSWICK EAST VIC 3057 | \$385,000 | 19-Dec-23 |
| 8/3 HICKFORD STREET BRUNSWICK EAST VIC 3057 | \$395,100 | 01-Feb-24 |
| 501/360 LYGON STREET BRUNSWICK EAST VIC 3057 | \$413,000 | 06-Dec-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: 06 March 2024


**111/26 BARKLY STREET
BRUNSWICK EAST VIC 3057**
 1  1  1

 Sold Price **\$385,000** Sold Date **19-Dec-23**

 Distance **0.87km**

**8/3 HICKFORD STREET
BRUNSWICK EAST VIC 3057**
 1  1  1

 Sold Price ^{RS} **\$395,100** Sold Date **01-Feb-24**

 Distance **0.56km**

**501/360 LYGON STREET
BRUNSWICK EAST VIC 3057**
 1  1  1

 Sold Price ^{RS} **\$413,000** Sold Date **06-Dec-23**

 Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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