

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

3/144 Lygon Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,283,000 Property Type House Suburb Brunswick East

Period - From 01/10/2019 to 30/09/2020 Source REIV

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 six 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
1	17 Austin Way FITZROY NORTH 3068	\$938,499	13/06/2020
2			
3			

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 six months.~~

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3/144 Lygon Street, Brunswick East Vic 3057

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

Year ending September 2020: \$1,283,000

Comparable Properties

17 Austin Way FITZROY NORTH 3068 (VG)

Agent Comments

 2  -  -

Price: \$938,499

Method: Sale

Date: 13/06/2020

Property Type: Townhouse (Conjoined)

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 six months.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.