

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

301/200 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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jul 2022

to

30 Jun 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

605/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$520,000	15-Jun-23
B208/55 JOHN STREET BRUNSWICK EAST VIC 3057	\$580,000	07-Jun-23
205/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$565,000	03-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: 13 July 2023

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**605/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price **\$520,000** Sold Date **15-Jun-23**

Distance **0km**



**B208/55 JOHN STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price ^{RS} **\$580,000** Sold Date **07-Jun-23**

Distance **0.44km**



**205/85 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

 2  2  1

Sold Price ^{RS} **\$565,000** Sold Date **03-Jun-23**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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