

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

607/270 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Sep 2021

to

31 Aug 2022

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

510/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$660,000	14-May-22
611/330 LYGON STREET BRUNSWICK EAST VIC 3057	\$645,000	12-Apr-22
709/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$660,000	02-Jun-22

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: 05 September 2022



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**510/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$660,000** Sold Date **14-May-22**

Distance **0km**



**611/330 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$645,000** Sold Date **12-Apr-22**

Distance **0.19km**



**709/8 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$660,000** Sold Date **02-Jun-22**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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