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

2/191-193 Lygon Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$330,000	&	\$363,000]			
Median sale price*							
Median price		Property Type	S	uburb Brunswick East			
Period - From		to	Source				

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.

Ade	dress of comparable property	Price	Date of sale
1	1411/182 Edward St BRUNSWICK EAST 3057	\$360,000	07/12/2023
2	111/200 Lygon St BRUNSWICK EAST 3057	\$350,000	06/11/2023
3	103/445 Royal Pde PARKVILLE 3052	\$334,500	28/10/2023

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.

This Statement of Information was prepared on:

10/01/2024 11:07

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Apartment Agent Comments

Indicative Selling Price \$330,000 - \$363,000 No median price available

Comparable Properties



1411/182 Edward St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$360,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment



111/200 Lygon St BRUNSWICK EAST 3057 (REI/VG) Agent Comments



Price: \$350,000 Method: Private Sale Date: 06/11/2023 Property Type: Unit



103/445 Royal Pde PARKVILLE 3052 (REI/VG) Agent Comments



Price: \$334,500 Method: Private Sale Date: 28/10/2023 Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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