

## 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

415/360 LYGON STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 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

303/218 LYGON STREET BRUNSWICK EAST VIC 3057	\$345,000	18-Aug-23
1226/176 EDWARD STREET BRUNSWICK EAST VIC 3057	\$342,000	10-Oct-23
5405/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$320,000	29-Nov-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: 01 February 2024



**303/218 LYGON STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$345,000** Sold Date **18-Aug-23**

Distance **0.42km**

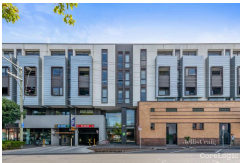


**1226/176 EDWARD STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$342,000** Sold Date **10-Oct-23**

Distance **0.85km**



**5405/185 WESTON STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$320,000** Sold Date **29-Nov-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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