

# 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

202/466 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)

Range between

\$650,000

&

\$680,000

### Median sale price

Median price

\$691,500

Property Type

Unit

Suburb

Brunswick East

Period - From

01/10/2021

to

31/12/2021

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	304/267 Lygon St BRUNSWICK EAST 3057	\$677,440	13/08/2021
2	503/10-14 Hope St BRUNSWICK 3056	\$665,000	31/01/2022
3	301/800 Sydney Rd BRUNSWICK 3056	\$660,500	05/02/2022

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:

11/02/2022 17:27

202/466 Lygon Street, Brunswick East Vic 3057

**McGrath**

Daniel Motalli

03 9877 1277

0418 804 787

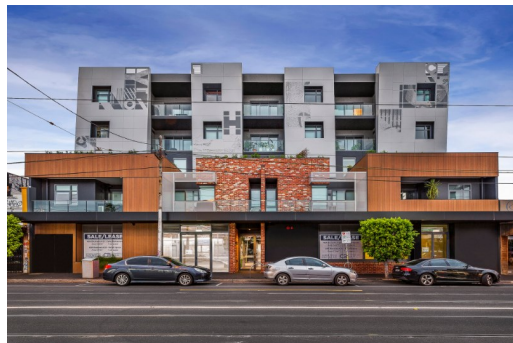
danielmotalli@mcgrath.com.au

**Indicative Selling Price**

\$650,000 - \$680,000

**Median Unit Price**

December quarter 2021: \$691,500



 2  2  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**304/267 Lygon St BRUNSWICK EAST 3057 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$677,440

**Method:** Private Sale

**Date:** 13/08/2021

**Property Type:** Apartment



**503/10-14 Hope St BRUNSWICK 3056 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$665,000

**Method:** Private Sale

**Date:** 31/01/2022

**Property Type:** Apartment



**301/800 Sydney Rd BRUNSWICK 3056 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$660,500

**Method:** Auction Sale

**Date:** 05/02/2022

**Property Type:** Apartment

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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