

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

415/1 LYGON STREET BRUNSWICK VIC 3056

### Indicative selling price

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

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

715/8 LYGON STREET BRUNSWICK EAST VIC 3057	\$550,000	13-Sep-23
10/1072 LYGON STREET CARLTON NORTH VIC 3054	\$680,000	23-Nov-23
13/1066 LYGON STREET CARLTON NORTH VIC 3054	\$662,000	24-Oct-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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Patrick Mane  
P 03-9877 5688  
M 0413 605 595  
E patrick.mane@blackburn.rh.com.au



**715/8 LYGON STREET BRUNSWICK EAST VIC 3057** Sold Price **\$550,000** Sold Date **13-Sep-23**

2 1 1

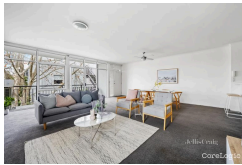
Distance **0.08km**



**10/1072 LYGON STREET CARLTON NORTH VIC 3054** Sold Price **\$680,000** Sold Date **23-Nov-23**

2 1 1

Distance **0.2km**



**13/1066 LYGON STREET CARLTON NORTH VIC 3054** Sold Price **\$662,000** Sold Date **24-Oct-23**

2 1 1

Distance **0.25km**

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

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