

## 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

125/8 LYGON STREET BRUNSWICK EAST VIC 3057

### 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2023

to

31 Dec 2023

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

5411/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$480,000	21-Sep-23
1311/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$472,500	09-Aug-23
5412/185 WESTON STREET BRUNSWICK EAST VIC 3057	\$490,000	22-Dec-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: 30 January 2024

**5411/185 WESTON STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$480,000** Sold Date **21-Sep-23**Distance **0.33km****1311/182 EDWARD STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price **\$472,500** Sold Date **09-Aug-23**Distance **0.37km****5412/185 WESTON STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price <sup>RS</sup> **\$490,000** Sold Date **22-Dec-23**Distance **0.37km****RS** = Recent sale**UN** = Undisclosed Sale

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