

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

46/195-197 Lygon Street Brunswick East VIC 3057

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2020

to

31 Jul 2021

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

4/462 Lygon Street Brunswick East VIC 3057	\$808,000	28-May-21
1106/288 Albert Street Brunswick VIC 3056	\$839,000	13-Mar-21
13/10 Breese Street Brunswick VIC 3056	\$752,500	11-Feb-21

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: 04 August 2021

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**4/462 Lygon Street Brunswick East
VIC 3057** 2  2  2

Sold Price

^{RS} **\$808,000** Sold Date **28-May-21**Distance **0.92km****1106/288 Albert Street Brunswick
VIC 3056** 3  2  2

Sold Price

\$839,000 Sold Date **13-Mar-21**Distance **0.95km****13/10 Breese Street Brunswick VIC
3056** 3  2  3

Sold Price

\$752,500 Sold Date **11-Feb-21**Distance **1.23km****RS** = Recent sale**UN** = Undisclosed Sale

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