

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 48/191-193 Lygon Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$475,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2019 to 30/09/2020 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	204/85 Nicholson St BRUNSWICK EAST 3057	\$475,000	04/08/2020
2	423/21 Village Av BRUNSWICK EAST 3057	\$469,000	20/07/2020
3	306/2 Duckett St BRUNSWICK 3056	\$460,000	12/09/2020

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: 26/11/2020 10:20

48/191-193 Lygon Street, Brunswick East Vic 3057

Lisa Roberts
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Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$475,000
Median Unit Price
Year ending September 2020: \$525,000

Comparable Properties



204/85 Nicholson St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**

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Price: \$475,000
Method: Private Sale
Date: 04/08/2020
Property Type: Apartment
Land Size: 629 sqm approx

423/21 Village Av BRUNSWICK EAST 3057 (VG) **Agent Comments**

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Price: \$469,000
Method: Sale
Date: 20/07/2020
Property Type: Strata Unit/Flat

306/2 Duckett St BRUNSWICK 3056 (VG) **Agent Comments**

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Price: \$460,000
Method: Sale
Date: 12/09/2020
Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.