



Bricks&Mortar
EVERYTHING PROPERTY

Statement of Information

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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

207/240-250 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

Other

Suburb

Brunswick East

Period-from

01 Mar 2020

to

28 Feb 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

| | | |
|--|-----------|-----------|
| 6/162 Lygon Street Brunswick East VIC 3057 | \$527,500 | 23-Jul-20 |
| 8/11 John Street Brunswick East VIC 3057 | \$530,000 | 24-Dec-20 |
| 406/91-93 Nicholson Street Brunswick East VIC 3057 | \$520,000 | 12-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: 09 March 2021