

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

A hand is shown holding a white sign with a yellow circular top. The number "15" is printed in a large, grey, sans-serif font on the yellow background. The background of the entire page is a blurred bokeh of green and white light spots, suggesting an outdoor setting with trees and sunlight.

15

A hand is shown holding a white sign with a yellow circular top. The number "19" is printed in a large, grey, sans-serif font on the yellow background. This sign is positioned to the right and slightly behind the sign with the number 15.

19

Statement of information

711/240-250 LYGON STREET, BRUNSWICK EAST, VIC 3057
PREPARED BY JAMIL ALLOUCHE, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



711/240-250 LYGON STREET, BRUNSWICK



Indicative Selling Price

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

Price Range:

\$550,000 to \$600,000

Provided by: Belinda Rabar, Ray White Brunswick

MEDIAN SALE PRICE



BRUNSWICK EAST, VIC, 3057

Suburb Median Sale Price (Unit)

\$563,027

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



208/59 JOHN ST, BRUNSWICK EAST, VIC 3057



Sale Price

\$605,000

Sale Date: 20/08/2024

Distance from Property: 387m



609/240-250 LYGON ST, BRUNSWICK EAST,



Sale Price

\$600,000

Sale Date: 30/05/2024

Distance from Property: 0m



306/59 JOHN ST, BRUNSWICK EAST, VIC 3057



Sale Price

\$595,000

Sale Date: 29/05/2024

Distance from Property: 386m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

711/240-250 LYGON STREET, BRUNSWICK EAST, VIC 3057

Indicative selling price

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

Price Range: \$550,000 to \$600,000


Median sale price

Median price: \$563,027

Property type: Unit

Suburb: BRUNSWICK EAST

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

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 |
|--|-----------|--------------|
| 208/59 JOHN ST, BRUNSWICK EAST, VIC 3057 | \$605,000 | 20/08/2024 |
| 609/240-250 LYGON ST, BRUNSWICK EAST, VIC 3057 | \$600,000 | 30/05/2024 |
| 306/59 JOHN ST, BRUNSWICK EAST, VIC 3057 | \$595,000 | 29/05/2024 |

This Statement of Information was prepared on: 19/09/2024