

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

405/200 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/374-378 Lygon Street Brunswick East VIC 3057	\$385,000	14-Sep-19
244/22 Barkly Street Brunswick East VIC 3057	\$386,000	16-Aug-19
206/12-32 Lux Way Brunswick VIC 3056	\$392,000	19-Sep-19

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: 22 November 2019



3/374-378 Lygon Street Brunswick East VIC 3057

1 1 1

Sold Price

\$385,000

Sold Date

14-Sep-19

Distance

0.56km



244/22 Barkly Street Brunswick East VIC 3057

1 1 1

Sold Price

\$386,000

Sold Date

16-Aug-19

Distance

0.77km



206/12-32 Lux Way Brunswick VIC 3056

1 1 1

Sold Price

\$392,000

Sold Date

19-Sep-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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