

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 603/26 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$563,555 Property Type Unit Suburb Brunswick East

Period - From 01/07/2023 to 30/06/2024 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	223/21 Village Av BRUNSWICK EAST 3057	\$480,000	27/08/2024
2	106/416 Lygon St BRUNSWICK EAST 3057	\$466,000	29/07/2024
3	111/9 Village Av BRUNSWICK EAST 3057	\$465,000	14/06/2024

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: 19/09/2024 12:53



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending June 2024: \$563,555

Comparable Properties

223/21 Village Av BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 27/08/2024

Property Type: Flat/Unit/Apartment (Res)



106/416 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$466,000

Method: Private Sale

Date: 29/07/2024

Property Type: Unit

111/9 Village Av BRUNSWICK EAST 3057 (VG)

Agent Comments



Price: \$465,000

Method: Sale

Date: 14/06/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Gem Realty