

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

201/380 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

\$600,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Jan 2021

to

31 Dec 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

1708/182 Edward Street Brunswick East VIC 3057	\$520,000	01-Dec-21
25/374-378 Lygon Street Brunswick East VIC 3057	\$585,000	09-Aug-21
2/243 Nicholson Street Brunswick East VIC 3057	\$600,000	20-Dec-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: 26 January 2022


1708/182 Edward Street Brunswick East VIC 3057

 Sold Price **\$520,000** Sold Date **01-Dec-21**

2 1 1

 Distance **0.95km**

25/374-378 Lygon Street Brunswick East VIC 3057

 Sold Price **\$585,000** Sold Date **09-Aug-21**

2 1 1

 Distance **0.02km**

2/243 Nicholson Street Brunswick East VIC 3057

 Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **20-Dec-21**

2 1 1

 Distance **0.65km**
RS = Recent sale **UN** = Undisclosed Sale

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