

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

312/26 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2022

to

31 Jan 2023

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

305/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$575,000	25-Oct-22
505/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$565,000	01-Sep-22
610/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$565,888	13-Feb-23

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: 21 February 2023

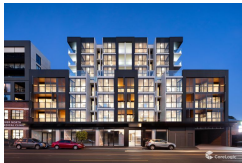

**305/65 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price \$575,000 Sold Date 25-Oct-22
Distance 0.7km

**505/85 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price \$565,000 Sold Date 01-Sep-22
Distance 0.75km

**610/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price ^{RS} \$565,888 ^{UN} Sold Date 13-Feb-23
Distance 0.81km
RS = Recent sale

UN = Undisclosed Sale

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