

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 111/360 Lygon Street, Brunswick East, VIC 3057

Indicative selling price

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

Price Range

\$340,000

&

\$360,000

Median sale price

Median price

\$540,500

Property Type

Apartment

Suburb

Brunswick East (3057)

Period - From

10/01/2024

to

10/01/2025

Source

realestate.com.au

Comparable property sales

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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 |
|---|-----------|--------------|
| 102/360 LYGON STREET, BRUNSWICK EAST VIC 3057 | \$355,000 | 06/11/2024 |
| 612/360 LYGON STREET, BRUNSWICK EAST VIC 3057 | \$370,000 | 26/10/2024 |
| 215/360 LYGON STREET, BRUNSWICK EAST VIC 3057 | \$365,000 | 22/05/2024 |

This Statement of Information was prepared on: 13/01/2025