

## 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

4/360 LYGON STREET BRUNSWICK EAST VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2022

to

30 Nov 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

303/218 LYGON STREET BRUNSWICK EAST VIC 3057	\$345,000	18-Aug-23
111/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$350,000	06-Nov-23
1612/182 EDWARD STREET BRUNSWICK EAST VIC 3057	\$375,000	23-Nov-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: 11 December 2023



**303/218 LYGON STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$345,000** Sold Date **18-Aug-23**

Distance **0.42km**



**111/200 LYGON STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price <sup>RS</sup> **\$350,000** Sold Date **06-Nov-23**

Distance **0.47km**



**1612/182 EDWARD STREET  
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price <sup>RS</sup> **\$375,000** Sold Date **23-Nov-23**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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