

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

402/457-459 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

\$500,000

&

\$550,000

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

504/457-459 Lygon Street Brunswick East VIC 3057	\$515,000	06-Feb-21
302/455 Lygon Street Brunswick East VIC 3057	\$505,000	07-Apr-21
111/457-459 Lygon Street Brunswick East VIC 3057	\$470,000	24-Aug-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.~~

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**504/457-459 Lygon Street
Brunswick East VIC 3057**

2 1 1

Sold Price

\$515,000

Sold Date **06-Feb-21**

Distance

-



**302/455 Lygon Street Brunswick
East VIC 3057**

2 1 1

Sold Price

\$505,000

Sold Date **07-Apr-21**

Distance

0.02km



**111/457-459 Lygon Street
Brunswick East VIC 3057**

2 1 1

Sold Price

\$470,000

Sold Date **24-Aug-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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