

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

19/374-378 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

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|--|-----------|-----------|
| 1509/182 EDWARD STREET BRUNSWICK EAST VIC 3057 | \$693,000 | 02-Dec-23 |
| 206/15 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057 | \$655,000 | 02-Dec-23 |
| 402/9 VILLAGE AVENUE BRUNSWICK EAST VIC 3057 | \$700,000 | 25-Oct-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: 07 February 2024



1509/182 EDWARD STREET
BRUNSWICK EAST VIC 3057

2 2 2

Sold Price ^{RS} **\$693,000** Sold Date **02-Dec-23**

Distance **0.93km**



206/15 BRUNSWICK ROAD
BRUNSWICK EAST VIC 3057

2 2 1

Sold Price ^{RS} **\$655,000** Sold Date **02-Dec-23**

Distance **1.33km**



402/9 VILLAGE AVENUE
BRUNSWICK EAST VIC 3057

2 2 1

Sold Price **\$700,000** Sold Date **25-Oct-23**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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