

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

208/1 LYGON STREET BRUNSWICK VIC 3056

Indicative selling price

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

Single Price

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2022

to

31 Oct 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

8/2 WEST STREET BRUNSWICK VIC 3056	\$285,000	28-Aug-23
15/2 WEST STREET BRUNSWICK VIC 3056	\$300,000	28-May-23
206/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057	\$325,000	06-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: 04 November 2023



8/2 WEST STREET BRUNSWICK VIC 3056

1 1 1

Sold Price

\$285,000

Sold Date **28-Aug-23**

Distance

2.01km



15/2 WEST STREET BRUNSWICK VIC 3056

1 1 1

Sold Price

\$300,000

Sold Date **28-May-23**

Distance

2.01km



206/1 BRUNSWICK ROAD BRUNSWICK EAST VIC 3057

1 1 1

Sold Price

^{RS} **\$325,000**

Sold Date **06-Oct-23**

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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