# **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	208/294 Lygon Street, Brunswick East, VIC 3057
postcode	

#### Indicative selling price

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

Price Range \$	\$510,000	&	\$545,000
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#### Median sale price

Median price	\$551,000		Property Typ	Apart	ment	Suburb	Brunswick East (3057)
Period - From	01/05/2025	to	31/07/2025	Source	Proptrack		

## Comparable property sales

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
114/270 LYGON STREET, BRUNSWICK EAST VIC 3057	\$650,000	07/05/2025
211/240-250 LYGON STREET, BRUNSWICK EAST VIC 3057	\$620,000	07/06/2025
208/445 LYGON STREET, BRUNSWICK EAST VIC 3057	\$660,000	28/05/2025

This Statement of Information was prepared on: 27/08/2025	This Statement of Information was prepared on:	27/08/2025
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