

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

220/1 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

or range
between

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,250

Property type

Unit

Suburb

Brunswick

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

310/1 LYGON STREET BRUNSWICK VIC 3056	\$300,000	01-Nov-24
103/747 SYDNEY ROAD BRUNSWICK VIC 3056	\$280,000	27-Jun-24
14/173 UNION STREET BRUNSWICK WEST VIC 3055	\$280,000	20-Aug-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 November 2024



**310/1 LYGON STREET BRUNSWICK
VIC 3056**

Sold Price

^{RS}

\$300,000

Sold Date

01-Nov-24

1

1

-

Distance

0km



**103/747 SYDNEY ROAD
BRUNSWICK VIC 3056**

Sold Price

\$280,000

Sold Date

27-Jun-24

1

1

-

Distance

2.25km



**14/173 UNION STREET BRUNSWICK
WEST VIC 3055**

Sold Price

Sold Date

20-Aug-24

1

1

-

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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