

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

414/200 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

\$315,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2022

to

31 Jan 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

405/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	310000	14-Nov-22
102/218 LYGON STREET BRUNSWICK EAST VIC 3057	301000	06-Dec-22
512/200 LYGON STREET BRUNSWICK EAST VIC 3057	310000	23-Aug-22

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: 20 February 2023



**405/92-96 ALBERT STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **310000** Sold Date **14-Nov-22**

Distance **0.24km**



**102/218 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 -

Sold Price **301000** Sold Date **06-Dec-22**

Distance **0.06km**



**512/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **310000** Sold Date **23-Aug-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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