

# 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 408/416 Lygon Street, Brunswick East Vic 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$620,500 Property Type Unit Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 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
1	10/92 Albert St BRUNSWICK EAST 3057	\$426,500	25/01/2024
2	10/92-96 Albert St BRUNSWICK EAST 3057	\$426,500	25/01/2024
3	305/201 Albert St BRUNSWICK 3056	\$420,000	01/07/2024

**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 six months.~~

This Statement of Information was prepared on: 11/07/2024 10:39



**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
March quarter 2024: \$620,500

## Comparable Properties

**10/92 Albert St BRUNSWICK EAST 3057 (VG)** Agent Comments



**Price:** \$426,500  
**Method:** Sale  
**Date:** 25/01/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**10/92-96 Albert St BRUNSWICK EAST 3057 (REI)** Agent Comments



**Price:** \$426,500  
**Method:** Sold Before Auction  
**Date:** 25/01/2024  
**Property Type:** Apartment



**305/201 Albert St BRUNSWICK 3056 (REI)** Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 01/07/2024  
**Property Type:** Apartment