

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

124/8 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/21-31 ST PHILLIP STREET BRUNSWICK EAST VIC 3057	\$440,000	12-Sep-23
532/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$412,000	22-Nov-23
124/21 VILLAGE AVENUE BRUNSWICK EAST VIC 3057	\$500,000	12-Dec-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: 05 March 2024

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1/21-31 ST PHILLIP STREET
BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$440,000** Sold Date **12-Sep-23**

Distance **0.28km**



532/22 BARKLY STREET
BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$412,000** Sold Date **22-Nov-23**

Distance **0.43km**



124/21 VILLAGE AVENUE
BRUNSWICK EAST VIC 3057

1 1 1

Sold Price **\$500,000** Sold Date **12-Dec-23**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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