

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

125/8 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Aug 2022

to

31 Jul 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

203/29 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$520,000	23-Feb-23
415/127 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$530,000	02-Aug-23
602/1C MICHAEL STREET BRUNSWICK VIC 3056	\$530,000	28-Feb-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: 15 August 2023



**203/29 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price **\$520,000** Sold Date **23-Feb-23**

Distance **0.6km**



**415/127 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

 2  1  1

Sold Price ^{RS} **\$530,000** Sold Date **02-Aug-23**

Distance **1km**



**602/1C MICHAEL STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$530,000** Sold Date **28-Feb-23**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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