

## 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

204/304-310 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2023

to

30 Apr 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

403/92-96 ALBERT STREET BRUNSWICK EAST VIC 3057	\$485,000	15-Dec-23
121/200 LYGON STREET BRUNSWICK EAST VIC 3057	\$504,000	14-Feb-24
112/98 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$520,000	18-Apr-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: 31 May 2024



**403/92-96 ALBERT STREET  
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$485,000** Sold Date **15-Dec-23**

Distance **0.16km**



**121/200 LYGON STREET  
BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$504,000** Sold Date **14-Feb-24**

Distance **0.33km**



**112/98 NICHOLSON STREET  
BRUNSWICK EAST VIC 3057**

2 1 1

Sold Price <sup>RS</sup> **\$520,000** <sup>UN</sup> Sold Date **18-Apr-24**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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