

# 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

205/304-310 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)

Single price

\$479,000

### 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	12/15 De Carle St BRUNSWICK 3056	\$485,000	22/03/2024
2	125/8 Lygon St BRUNSWICK EAST 3057	\$480,000	15/02/2024
3	213/360 Lygon St BRUNSWICK EAST 3057	\$435,000	02/12/2023

**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:

16/05/2024 11:59

205/304-310 Lygon Street, Brunswick East Vic 3057

**Jellis  
Craig**

Liam Carrington  
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0466 896 626

liamcarrington@jellisrcraig.com.au

**Indicative Selling Price**

\$479,000

**Median Unit Price**

March quarter 2024: \$620,500



 2    1    1

**Property Type:**

Agent Comments

## Comparable Properties



**12/15 De Carle St BRUNSWICK 3056 (REI/VG)**   Agent Comments

 2    1    1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Unit



**125/8 Lygon St BRUNSWICK EAST 3057 (REI/VG)**   Agent Comments

 2    1    1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** Apartment



**213/360 Lygon St BRUNSWICK EAST 3057 (REI/VG)**   Agent Comments

 2    1    1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 02/12/2023

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8415 6100



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