

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 208/294 Lygon Street, Brunswick East, VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$550,000

&

\$600,000

Median sale price

Median price

\$560,000

Property Type

Apartment

Suburb

Brunswick East (3057)

Period - From

01/04/2023

to

31/03/2024

Source

Corelogic

Comparable property sales

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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
512/601 SYDNEY ROAD, BRUNSWICK, VIC 3056	\$615,000	22/04/2024
201/457-459 LYGON STREET BRUNSWICK EAST VIC 3057	\$591,150	23/11/2023
511/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$585,000	29/10/2023

This Statement of Information was prepared on: 26/04/2024