

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

209/457-459 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Feb 2023

to

31 Jan 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

201/457-459 LYGON STREET BRUNSWICK EAST VIC 3057	\$591,150	23-Nov-23
2/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$621,000	04-Jan-24
427/22 BARKLY STREET BRUNSWICK EAST VIC 3057	\$620,000	09-Feb-24

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: 27 February 2024

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**201/457-459 LYGON STREET
 BRUNSWICK EAST VIC 3057**

2 2 1

Sold Price **\$591,150** Sold Date **23-Nov-23**

Distance **0.01km**



**2/22 BARKLY STREET BRUNSWICK
 EAST VIC 3057**

2 2 1

Sold Price ^{RS} **\$621,000** Sold Date **04-Jan-24**

Distance **1.62km**



**427/22 BARKLY STREET
 BRUNSWICK EAST VIC 3057**

2 2 -

Sold Price ^{RS} **\$620,000** Sold Date **09-Feb-24**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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