

# 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

224/8 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)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2023 to 31/12/2023 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	4/126 Albion St BRUNSWICK 3056	\$520,000	20/02/2024
2	19/212-222 The Avenue PARKVILLE 3052	\$512,000	14/11/2023
3	201/122-124 Nicholson St BRUNSWICK EAST 3057	\$495,000	24/01/2024

**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:

16/03/2024 08:18

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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending December 2023: \$560,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**4/126 Albion St BRUNSWICK 3056 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 20/02/2024

**Property Type:** Apartment



**19/212-222 The Avenue PARKVILLE 3052 (REI)** Agent Comments



**Price:** \$512,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** Apartment



**201/122-124 Nicholson St BRUNSWICK EAST 3057 (REI)** Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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