

# 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 306/360 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 \$475,000 & \$515,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2023 to 30/06/2023 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	605/200 Lygon St BRUNSWICK EAST 3057	\$520,000	15/06/2023
2	604/8 Lygon St BRUNSWICK EAST 3057	\$505,000	15/06/2023
3	801/304-310 Lygon St BRUNSWICK EAST 3057	\$470,000	26/09/2023

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: 04/10/2023 12:38

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**Indicative Selling Price**  
\$475,000 - \$515,000  
**Median Unit Price**  
June quarter 2023: \$580,000



2   2   1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**605/200 Lygon St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

2   2   1

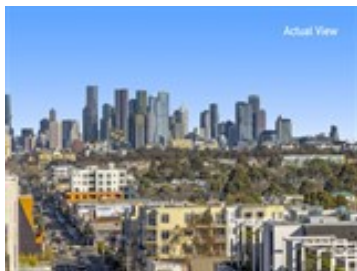
**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** Apartment



**604/8 Lygon St BRUNSWICK EAST 3057 (REI)** Agent Comments

2   2   1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** Apartment



**801/304-310 Lygon St BRUNSWICK EAST 3057 (REI)** Agent Comments

2   1   1

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** Apartment

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