

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

505/240-250 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Oct 2022

to

30 Sep 2023

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

205/240-250 LYGON STREET BRUNSWICK EAST VIC 3057	\$520,000	02-Oct-23
6/116 ALBERT STREET BRUNSWICK VIC 3056	\$525,000	08-Aug-23
415/127 NICHOLSON STREET BRUNSWICK EAST VIC 3057	\$530,000	02-Aug-23

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.~~

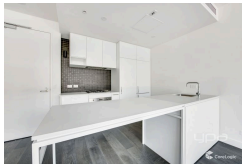
This Statement of Information was prepared on: 20 October 2023

**205/240-250 LYGON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **02-Oct-23**Distance **0km****6/116 ALBERT STREET
BRUNSWICK VIC 3056**

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Sold Price ^{RS} **\$525,000** Sold Date **08-Aug-23**Distance **0.09km****415/127 NICHOLSON STREET
BRUNSWICK EAST VIC 3057**

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Sold Price ^{RS} **\$530,000** Sold Date **02-Aug-23**Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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