

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 814/8 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Brunswick East

Period - From 01/10/2023 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	330/22 Barkly St BRUNSWICK EAST 3057	\$668,000	07/03/2024
2	306/360 Lygon St BRUNSWICK EAST 3057	\$631,000	21/10/2023
3	201/457-459 Lygon St BRUNSWICK EAST 3057	\$591,150	23/11/2023

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: 15/03/2024 09:40



Property Type: Strata Apartment

Land Size: 60m2 Approx sqm approx

Agent Comments

Comparable Properties



330/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$668,000

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment



306/360 Lygon St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$631,000

Method: Sold Before Auction

Date: 21/10/2023

Property Type: Apartment



201/457-459 Lygon St BRUNSWICK EAST 3057 (REI) Agent Comments



Price: \$591,150

Method: Private Sale

Date: 23/11/2023

Property Type: Apartment