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	106/416 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price $620,500 Property Type Unit Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 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	10/92 Albert St BRUNSWICK EAST 3057	$426,500	25/01/2024
2	10/92-96 Albert St BRUNSWICK EAST 3057	$426,500	25/01/2024
3	305/201 Albert St BRUNSWICK 3056	$420,000	01/07/2024

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: 11/07/2024 10:39

408/416 Lygon Street, Brunswick East Vic 3057

Lisa Roberts
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median Unit Price
March quarter 2024: $620,500

Comparable Properties

10/92 Albert St BRUNSWICK EAST 3057 (VG)

1 - -

Agent Comments

Price: $426,500
Method: Sale
Date: 25/01/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



10/92-96 Albert St BRUNSWICK EAST 3057 (REI)

1 1 1

Agent Comments

Price: $426,500
Method: Sold Before Auction
Date: 25/01/2024
Property Type: Apartment



305/201 Albert St BRUNSWICK 3056 (REI)

1 1 1

Agent Comments

Price: $420,000
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment

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