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	103/457-459 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 $563,555 Property Type Unit Suburb Brunswick East

Period - From 01/07/2023 to 30/06/2024 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	M06/288 Albert St BRUNSWICK 3056	$460,000	30/08/2024
2	106/416 Lygon St BRUNSWICK EAST 3057	$466,000	29/07/2024
3	306/445 Lygon St BRUNSWICK EAST 3057	$449,000	11/07/2024

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: 12/09/2024 11:58

103/457-459 Lygon Street, Brunswick East Vic 3057

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1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median Unit Price
Year ending June 2024: $563,555

Comparable Properties



M06/288 Albert St BRUNSWICK 3056 (REI)

1 1 1

Price: $460,000
Method: Private Sale
Date: 30/08/2024
Property Type: Apartment

Agent Comments



106/416 Lygon St BRUNSWICK EAST 3057 (REI)

1 1 1

Price: $466,000
Method: Private Sale
Date: 29/07/2024
Property Type: Unit

Agent Comments



306/445 Lygon St BRUNSWICK EAST 3057 (REI)

1 1 -

Price: $449,000
Method: Private Sale
Date: 11/07/2024
Property Type: Apartment

Agent Comments

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