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	315/408 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between $460,000 & $480,000

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	106/416 Lygon St BRUNSWICK EAST 3057	$466,000	29/07/2024
2	413/9 Village Av BRUNSWICK EAST 3057	$500,000	15/05/2024
3	305/127 Nicholson St BRUNSWICK EAST 3057	$495,000	02/05/2024

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: 26/09/2024 10:52

315/408 Lygon Street, Brunswick East Vic 3057

Lisa Roberts
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Property Type:
Agent Comments

Indicative Selling Price
$460,000 - $480,000
Median Unit Price
Year ending June 2024: $563,555

Comparable Properties



106/416 Lygon St BRUNSWICK EAST 3057 (REI)

1 1 1

Agent Comments

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



413/9 Village Av BRUNSWICK EAST 3057 (VG)

1 - -

Agent Comments

Price: $500,000
Method: Sale
Date: 15/05/2024
Property Type: Flat/Unit/Apartment (Res)

305/127 Nicholson St BRUNSWICK EAST 3057 (VG)

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Agent Comments

Price: $495,000
Method: Sale
Date: 02/05/2024
Property Type: Flat/Unit/Apartment (Res)

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