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	307/200 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $369,500

Median sale price

Median price $645,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2021 to 31/12/2021 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	409/26 Breese St BRUNSWICK 3056	$366,000	22/03/2022
2	202/148 Brunswick Rd BRUNSWICK 3056	$347,500	23/02/2022
3	205/360 Lygon St BRUNSWICK EAST 3057	$344,000	14/02/2022

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: 31/03/2022 07:30

307/200 Lygon Street, Brunswick East Vic 3057



1 1 1

Property Type: apartment
Land Size: 45sqm + balcony sqm approx

Agent Comments

Indicative Selling Price
$369,500
Median Unit Price
Year ending December 2021: $645,000

Comparable Properties



409/26 Breese St BRUNSWICK 3056 (REI)

1 1 1

Price: $366,000
Method: Private Sale
Date: 22/03/2022
Property Type: Apartment

Agent Comments



202/148 Brunswick Rd BRUNSWICK 3056 (REI/VG)

1 1 1

Price: $347,500
Method: Private Sale
Date: 23/02/2022
Property Type: Apartment

Agent Comments



205/360 Lygon St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Price: $344,000
Method: Private Sale
Date: 14/02/2022
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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