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<br>Including suburb and postcode | 411/22-30 LYGON STREET BRUNSWICK EAST VIC 3057 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $620,000 | & | $660,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $561,500 | Property type | Unit | Suburb | Brunswick East |
| Period-from | 01 Jul 2022 | to | 30 Jun 2023 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 6208/172 EDWARD STREET BRUNSWICK EAST VIC 3057 | $630,000 | 03-May-23 |
| A104/38 HUTCHINSON STREET BRUNSWICK EAST VIC 3057 | $647,000 | 10-May-23 |
| 401/15 BREESE STREET BRUNSWICK VIC 3056 | $680,000 | 20-Apr-23 |

**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 6 months~~.

This Statement of Information was prepared on: 10 July 2023

RT Edgar

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6208/172 EDWARD STREET
BRUNSWICK EAST VIC 3057

2 2 1

Sold Price RS $630,000 Sold Date 03-May-23

Distance 0.29km



A104/38 HUTCHINSON STREET
BRUNSWICK EAST VIC 3057

2 2 1

Sold Price RS $647,000 Sold Date 10-May-23

Distance 0.92km



401/15 BREESE STREET
BRUNSWICK VIC 3056

2 2 1

Sold Price $680,000 Sold Date 20-Apr-23

Distance 1.85km

RS = Recent sale UN = Undisclosed Sale

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