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	6/447A Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Single price $650,000

Median sale price

Median price $555,000 Property Type Unit Suburb Brunswick East

Period - From 01/04/2024 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	31/10 Breese St BRUNSWICK 3056	$691,000	23/04/2024
2	25/45-47 De Carle St BRUNSWICK 3056	$645,000	19/04/2024
3	3/1070 Lygon St CARLTON NORTH 3054	$689,000	02/03/2024

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: 06/08/2024 16:31

6/447A Lygon Street, Brunswick East Vic 3057

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
June quarter 2024: $555,000

Comparable Properties



31/10 Breese St BRUNSWICK 3056 (REI/VG)

2 1 1

Price: $691,000
Method: Sold Before Auction
Date: 23/04/2024
Property Type: Apartment
Land Size: 85 sqm approx

Agent Comments



25/45-47 De Carle St BRUNSWICK 3056 (REI)

2 1 1

Price: $645,000
Method: Sold Before Auction
Date: 19/04/2024
Property Type: Apartment

Agent Comments



3/1070 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $689,000
Method: Private Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments

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