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	413/1 Lygon Street, Brunswick Vic 3056

Indicative selling price

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

Single price $380,000

Median sale price

Median price $615,000 Property Type Unit Suburb Brunswick

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	503/37-43 Breese St BRUNSWICK 3056	$380,000	13/08/2024
2	202/457-459 Lygon St BRUNSWICK EAST 3057	$380,000	12/06/2024
3	207/98 Nicholson St BRUNSWICK EAST 3057	$380,000	15/04/2024

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: 22/08/2024 10:13

413/1 Lygon Street, Brunswick Vic 3056

Matthew Layburn
03 9387 5888
0431 011 376
MatthewLayburn@jelliscraig.com.au

Indicative Selling Price
$380,000
Median Unit Price
June quarter 2024: $615,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



503/37-43 Breese St BRUNSWICK 3056 (REI)

1 1 1

Agent Comments

Price: $380,000
Method: Private Sale
Date: 13/08/2024
Property Type: Apartment



202/457-459 Lygon St BRUNSWICK EAST 3057 (REI)

1 1 1

Agent Comments

Price: $380,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment



207/98 Nicholson St BRUNSWICK EAST 3057 (REI/VG)

1 1 1

Agent Comments

Price: $380,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.