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	605/1 Lygon Street, Brunswick, VIC 3056

Indicative selling price

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

Range between $329,000 & $359,000

Median sale price

Median price $591,250 Property Type Unit Suburb Brunswick

Period - From 05/06/2024 to 04/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1008/288 Albert Street Brunswick Vic 3056	$356,000	2024-11-30
2 102/360 Lygon Street Brunswick East Vic 3057	$355,000	2024-11-06
3 613/360 Lygon Street Brunswick East Vic 3057	$345,000	2024-07-22

This Statement of Information was prepared on: 05/12/2024