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	4/355 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	$679,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 Mar 2024	to	28 Feb 2025	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
10/117 VICTORIA STREET BRUNSWICK EAST VIC 3057	$655,000	10-May-24
6/447 LYGON STREET BRUNSWICK EAST VIC 3057	$662,500	03-Nov-23
4/449A LYGON STREET BRUNSWICK EAST VIC 3057	$674,000	07-Oct-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: 26 March 2025

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10/117 VICTORIA STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$655,000** Sold Date **10-May-24**

Distance **0.16km**



6/447 LYGON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$662,500** Sold Date **03-Nov-23**

Distance **0.37km**



4/449A LYGON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$674,000** Sold Date **07-Oct-23**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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