Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	129/8 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Brunswick East
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
306/8 LYGON STREET BRUNSWICK EAST VIC 3057	$550,000	26-Jul-24
703/8 LYGON STREET BRUNSWICK EAST VIC 3057	$540,000	08-Apr-24
6/104 LYGON STREET BRUNSWICK EAST VIC 3057	$520,000	19-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 July 2024

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306/8 LYGON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price RS $550,000 UN Sold Date 26-Jul-24

Distance 0km

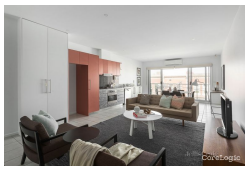


703/8 LYGON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price $540,000 Sold Date 08-Apr-24

Distance 0km



6/104 LYGON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price $520,000 Sold Date 19-Mar-24

Distance 0.39km

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

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