

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

304/1 Lygon Street Brunswick VIC 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Mar 2019

to

29 Feb 2020

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

308/1 Lygon Street Brunswick VIC 3056	\$290,000	25-Sep-19
1602/176 Edward Street Brunswick East VIC 3057	\$338,000	23-Nov-19
14/40 Leonard Street Parkville VIC 3052	\$340,000	30-Nov-19

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: 06 March 2020


308/1 Lygon Street Brunswick VIC 3056

Sold Price

\$290,000

Sold Date

25-Sep-19
 1
  1
  -

Distance

-


1602/176 Edward Street Brunswick East VIC 3057

Sold Price

\$338,000

Sold Date

23-Nov-19
 1
  1
  1

Distance

0.4km

14/40 Leonard Street Parkville VIC 3052

Sold Price

\$340,000

Sold Date

30-Nov-19
 1
  1
  -

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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