

# 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 4/374 Lygon Street, Brunswick Vic 3056

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$399,000

### Median sale price

Median price \$565,000

Property Type Unit

Suburb Brunswick

Period - From 01/04/2019

to 30/06/2019

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	213/22 Barkly St BRUNSWICK EAST 3057	\$395,500	18/07/2019
2	205/1c Michael St BRUNSWICK 3056	\$395,000	05/08/2019
3	102/756 Sydney Rd BRUNSWICK 3056	\$380,000	11/07/2019

**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:

17/09/2019 15:26

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**Indicative Selling Price**

\$399,000

**Median Unit Price**

June quarter 2019: \$565,000



1   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**213/22 Barkly St BRUNSWICK EAST 3057 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$395,500

**Method:** Private Sale

**Date:** 18/07/2019

**Property Type:** Apartment



**205/1c Michael St BRUNSWICK 3056 (REI)**

Agent Comments

1   1   1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 05/08/2019

**Property Type:** Apartment



**102/756 Sydney Rd BRUNSWICK 3056 (VG)**

Agent Comments

1   -   -

**Price:** \$380,000

**Method:** Sale

**Date:** 11/07/2019

**Property Type:** Strata Unit/Flat