

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

604/1 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

or range
between

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Brunswick

Period-from

01 Oct 2018

to

30 Sep 2019

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

5/607 Park Street Brunswick VIC 3056	\$571,000	22-Jun-19
1121/176 Edward Street Brunswick East VIC 3057	\$550,000	02-Oct-19
215/24 Barkly Street Brunswick East VIC 3057	\$582,200	15-Apr-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: 25 October 2019



5/607 Park Street Brunswick VIC 3056

2 1 -

Sold Price

\$571,000

Sold Date

22-Jun-19

Distance

0.23km



1121/176 Edward Street Brunswick East VIC 3057

2 1 1

Sold Price

^{RS} **\$550,000**

Sold Date

02-Oct-19

Distance

0.4km



215/24 Barkly Street Brunswick East VIC 3057

2 2 1

Sold Price

\$582,200

Sold Date

15-Apr-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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