

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

202/408 Lygon Street, Brunswick East Vic 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000 & \$410,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Brunswick East

Period - From 01/01/2019 to 31/12/2019 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	5/392 Lygon St BRUNSWICK EAST 3057	\$410,000	07/09/2019
2	2/230 Lygon St BRUNSWICK EAST 3057	\$402,000	26/10/2019
3	4/374 Lygon St BRUNSWICK EAST 3057	\$385,000	12/12/2019

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:

14/02/2020 12:44



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Property Type: Apartment
Land Size: 65 approx sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$410,000
Median Unit Price
Year ending December 2019: \$540,000

Comparable Properties



5/392 Lygon St BRUNSWICK EAST 3057 (REI) **Agent Comments**

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Price: \$410,000
Method: Auction Sale
Date: 07/09/2019
Property Type: Apartment



2/230 Lygon St BRUNSWICK EAST 3057 (REI/VG) **Agent Comments**

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Price: \$402,000
Method: Private Sale
Date: 26/10/2019
Property Type: Apartment



4/374 Lygon St BRUNSWICK EAST 3057 (REI) **Agent Comments**

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Price: \$385,000
Method: Private Sale
Date: 12/12/2019
Property Type: Apartment