Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	202/408 Lygon Street, Brunswick East Vic 3057
Including suburb and	
postcode	

Indicative selling price

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

Range between \$385,000 & \$410,000	Range between	\$385,000	&	\$410,000
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Median sale price

Median price	\$540,000	Pro	perty Type U	nit		Suburb	Brunswick East
Period - From	01/01/2019	to	31/12/2019	So	urce	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

Add	dress 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 comparableproperties 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







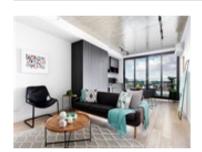


Property Type: Apartment **Land Size:** 65 approx sqm approx

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)

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Price: \$402,000 **Method:** Private Sale **Date:** 26/10/2019

Property Type: Apartment

Agent Comments



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

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



