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	304/8 Lygon Street, Brunswick East VIC 3057

Indicative selling price

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

Single price	$* 559,000.00	~~or range between~~	~~$*~~	~~&~~	~~$~~

Median sale price

Median price	$ 570,500.00	Property type	*unit*	Suburb	Brunswick East
Period - From	2018 Q3	to	2019 Q1	Source	REIV

Comparable property sales

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
1 502/394 Lygon Street, Brunswick East	$ 580,000.00	31 Aug 2019
2 216/330 Lygon Street, Brunswick East	$ 520,000.00	16 Aug 2019
3 C102/59 John Street, Brunswick East	$ 616,000.00	10 Aug 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: 16/09/2019