

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

201/1 Lygon Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$578,000

Property Type Unit

Suburb Brunswick

Period - From 23/12/2021

to 22/12/2022

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	720/1 Lygon St BRUNSWICK 3056	\$515,000	19/07/2022
2	217/1 Lygon St BRUNSWICK 3056	\$483,500	02/10/2022
3	7/67 Nicholson St BRUNSWICK EAST 3057	\$470,000	21/10/2022

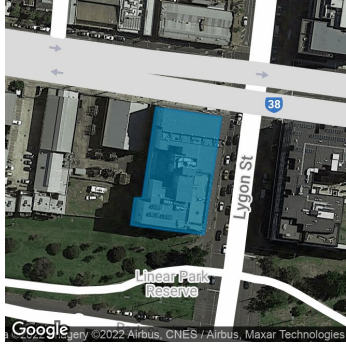
OR

~~**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:

23/12/2022 11:28

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 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000

Median Unit Price

23/12/2021 - 22/12/2022: \$578,000

Comparable Properties



720/1 Lygon St BRUNSWICK 3056 (REI)

Agent Comments

 2  2  1

Price: \$515,000

Method: Private Sale

Date: 19/07/2022

Property Type: Apartment



217/1 Lygon St BRUNSWICK 3056 (REI)

Agent Comments

 2  1  1

Price: \$483,500

Method: Private Sale

Date: 02/10/2022

Property Type: Unit



7/67 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method: Private Sale

Date: 21/10/2022

Rooms: 3

Property Type: Apartment

Account - Love & Co