

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

306/200 LYGON STREET BRUNSWICK EAST VIC 3057

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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|--|-----------|-----------|
| 211/200 LYGON STREET BRUNSWICK EAST VIC 3057 | \$375,000 | 21-Jan-25 |
| 510/360 LYGON STREET BRUNSWICK EAST VIC 3057 | \$380,000 | 02-Apr-25 |
| 612/1 LYGON STREET BRUNSWICK VIC 3056 | \$390,000 | 11-Feb-25 |

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: 06 May 2025

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**211/200 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price **\$375,000** Sold Date **21-Jan-25**

Distance **0km**



**510/360 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price ^{RS} **\$380,000** Sold Date **02-Apr-25**

Distance **0.48km**



**612/1 LYGON STREET BRUNSWICK
VIC 3056**

1 1 1

Sold Price **\$390,000** Sold Date **11-Feb-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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