

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

11/195-197 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Oct 2020

to

30 Sep 2021

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

38/195-197 Lygon Street Brunswick East VIC 3057	\$555,000	27-Apr-21
107/240-250 Lygon Street Brunswick East VIC 3057	\$555,750	26-May-21
2/37 Lygon Street Brunswick East VIC 3057	\$600,000	21-May-21


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: 12 October 2021




38/195-197 Lygon Street Brunswick East VIC 3057 Sold Price **\$555,000** Sold Date **27-Apr-21**

 2  1  1 Distance -



107/240-250 Lygon Street Brunswick East VIC 3057 Sold Price **\$555,750** Sold Date **26-May-21**

 2  1  1 Distance **0.14km**



2/37 Lygon Street Brunswick East VIC 3057 Sold Price **\$600,000** Sold Date **21-May-21**

 2  1  1 Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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