

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

125/8 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Brunswick East

Period-from

01 Mar 2022

to

28 Feb 2023

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

13/109 WILSON STREET PRINCES HILL VIC 3054	714999	03-Dec-22
513/288 ALBERT STREET BRUNSWICK VIC 3056	485000	23-Dec-22
2/376-378 BARKLY STREET BRUNSWICK VIC 3056	500000	16-Mar-23

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: 24 March 2023

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13/109 WILSON STREET PRINCES HILL VIC 3054

2 1 1

Sold Price

714999 Sold Date **03-Dec-22**

 Distance **0.95km**

513/288 ALBERT STREET BRUNSWICK VIC 3056

2 1 1

Sold Price

485000 Sold Date **23-Dec-22**

 Distance **1.05km**

2/376-378 BARKLY STREET BRUNSWICK VIC 3056

2 1 1

Sold Price

^{RS} **500000** ^{UN} Sold Date **16-Mar-23**

 Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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