

# 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 410/200 Lygon Street, Brunswick East, VIC 3057

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$300,000

&

\$320,000

### Median sale price

Median price

\$512,500

Property Type

House

Suburb

Brunswick East (3057)

Period - From

12/01/2020

to

12/01/2021

Source

PDOL

### 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
8/4 BIK LANE, FITZROY NORTH VIC 3068	\$345,000	13/07/2020
603/360 LYGON STREET, BRUNSWICK EAST VIC 3057	\$337,500	09/09/2020
107/1 BRUNSWICK ROAD, BRUNSWICK EAST VIC 3057	\$335,000	03/08/2020

This Statement of Information was prepared on: 02/08/2021