

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 115/360 Lygon Street, Brunswick East, VIC 3057

Indicative selling price

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

Single Price \$345,000

Median sale price

Median price \$538,000 Property Type House Suburb Brunswick East (3057)

Period - From 24/06/2020 to 23/06/2021 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
203/240-250 LYGON STREET, BRUNSWICK EAST VIC 3057	\$355,000	07/02/2021
601/360 LYGON STREET, BRUNSWICK EAST VIC 3057	\$370,000	20/01/2021
304/91-93 NICHOLSON STREET, BRUNSWICK EAST VIC 3057	\$360,000	15/05/2021

This Statement of Information was prepared on: 28/02/2022