

# 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 404/294 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

\$580,500

&

\$630,000

### Median sale price

Median price

\$520,000

Property Type

Apartment

Suburb

Brunswick East (3057)

Period - From

10/02/2019

to

09/02/2020

Source

REIV

### Comparable property sales

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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
39/191-193 LYGON STREET, BRUNSWICK EAST VIC 3057	\$628,000	16/02/2019
6/171 EDWARD STREET, BRUNSWICK VIC 3056	\$611,000	09/11/2019
4/449 LYGON STREET, BRUNSWICK EAST VIC 3057	\$600,000	07/12/2019

This Statement of Information was prepared on: 10/02/2020