

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

104/294 Lygon Street, Brunswick East, VIC 3057

INDICATIVE SELLING PRICE

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

Range Between \$600,000 & \$660,000

MEDIAN SALE PRICE

Median price \$545,000 | House | Brunswick East (3057)

Period - From 1 April 2017 to 31 March 2018 | Source - REIV

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
206/9 FLORENCE STREET, BRUNSWICK VIC 3056	\$750,000	18/05/2018
309/12-32 LUX WAY, BRUNSWICK VIC 3056	\$721,000	18/05/2018
3/66-68 BLYTH STREET, BRUNSWICK VIC 3056	\$627,500	21/04/2018