

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

405/294 Lygon Street, Brunswick East, VIC 3057

INDICATIVE SELLING PRICE

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

Range Between \$520,000 & \$572,000

MEDIAN SALE PRICE

Median price \$521,000 | Unit | Brunswick East (3057)

Period - From 1 December 2017 to 30 November 2018 | Source - Corelogic

COMPARABLE PROPERTY SALES

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
101/294 LYGON STREET, BRUNSWICK EAST VIC 3057	\$586,000	23/07/2018
201/294 LYGON STREET, BRUNSWICK EAST VIC 3057	\$592,500	20/08/2018
406/294 LYGON STREET, BRUNSWICK EAST VIC 3057	\$565,000	10/08/2018