

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

311/360 Lygon Street Brunswick East VIC 3057

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,075

Property type

Unit

Suburb

Brunswick East

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

315/360 Lygon Street Brunswick East VIC 3057	\$330,000	16-Oct-18
402/330 Lygon Street Brunswick East VIC 3057	\$340,000	12-Nov-18
103/100 Nicholson Street Brunswick East VIC 3057	\$340,000	23-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 September 2019



315/360 Lygon Street Brunswick East VIC 3057

 1
  1
  1

Sold Price **\$330,000** Sold Date **16-Oct-18**

Distance -



402/330 Lygon Street Brunswick East VIC 3057

 1
  1
  1

Sold Price **\$340,000** Sold Date **12-Nov-18**

Distance **0.08km**



103/100 Nicholson Street Brunswick East VIC 3057

 1
  1
  1

Sold Price Sold Date **23-Oct-18**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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