

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

707/1 Lygon Street, Brunswick Vic 3056

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$515,000

House

Unit

X

Suburb Brunswick

Period - From 01/01/2018

to 31/03/2018

Source REIV

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 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
1	5.07/1 Lygon St BRUNSWICK 3056	\$380,000	07/02/2018
2	6302/172 Edward St BRUNSWICK EAST 3057	\$390,000	02/03/2018
3	505/22 Barkly St BRUNSWICK EAST 3057	\$410,000	14/06/2018

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 six months.

707/1 Lygon Street, Brunswick Vic 3056

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Indicative Selling Price

\$399,000

Median Unit Price

March quarter 2018: \$515,000



			1
			Secure
			Under
			cover
			Carpark
1	1		

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5.07/1 Lygon St BRUNSWICK 3056 (REI)

Agent Comments

	1		1		1
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Price: \$380,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: Apartment



6302/172 Edward St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

	1		1		1
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Price: \$390,000

Method: Private Sale

Date: 02/03/2018

Rooms: -

Property Type: Apartment



505/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments

	1		1		1
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Price: \$410,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: Apartment