

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 267-277 Lygon Street, Brunswick East

Indicative selling price

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

Unit type or class	Single price		Lower price		Higher price
3 Bedroom Apartment 102	\$959,000	Or range between	\$*	&	\$
3 Bedroom Apartment 207	\$919,000	Or range between	\$*	&	\$
2 Bedroom Apartment 303	\$679,000	Or range between	\$*	&	\$
2 Bedroom Apartment 104	\$659,000	Or range between	\$*	&	\$
2 Bedroom Apartment 108	\$739,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$565,000

Suburb Brunswick East

Period - From 01/07/2019

To 30/06/2020

Source REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bedroom Apartment	1. 1/363b Lygon St BRUNSWICK EAST	\$740,000	27/07/2020
	2. 204/294 Lygon St BRUNSWICK EAST	\$626,743	24/07/2020
	3. 312/8 Lygon St BRUNSWICK EAST	\$702,500	13/03/2020

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bedroom Apartment	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

This Statement of Information was prepared on:

19/08/2020