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	301/200 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	$485,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Brunswick East
Period-from	01 May 2024	to	30 Apr 2025	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
5407/185 WESTON STREET BRUNSWICK EAST VIC 3057	$480,000	23-Apr-25
5414/185 WESTON STREET BRUNSWICK EAST VIC 3057	$475,000	06-Nov-24
4004/189 WESTON STREET BRUNSWICK EAST VIC 3057	$515,000	14-Jan-25

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: 05 May 2025

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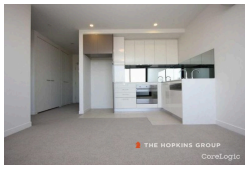


5407/185 WESTON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price RS **$480,000** Sold Date **23-Apr-25**

Distance **0.37km**



5414/185 WESTON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$475,000** Sold Date **06-Nov-24**

Distance **0.37km**



4004/189 WESTON STREET BRUNSWICK EAST VIC 3057

2 1 1

Sold Price **$515,000** Sold Date **14-Jan-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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