

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

10/92-96 ALBERT 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Brunswick East

Period-from

01 Dec 2022

to

30 Nov 2023

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

303/270 LYGON STREET BRUNSWICK EAST VIC 3057	\$417,000	28-Oct-22
203/304-310 LYGON STREET BRUNSWICK EAST VIC 3057	\$399,000	24-Jul-23
6/195-197 LYGON STREET BRUNSWICK EAST VIC 3057	\$412,000	19-Apr-23

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: 15 December 2023



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**303/270 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price

\$417,000

Sold Date

28-Oct-22

Distance

0.13km



**203/304-310 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price

\$399,000

Sold Date

24-Jul-23

Distance

0.19km



**6/195-197 LYGON STREET
BRUNSWICK EAST VIC 3057**

1 1 1

Sold Price

\$412,000

Sold Date

19-Apr-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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