

## 3/374 Lygon Street, Brunswick East VIC 3057

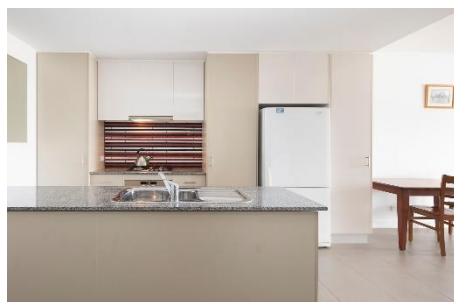


**1 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$360,000 - \$390,000  
**Median Unit Price**  
 June quarter 2019: \$491,575

## Comparable Properties



**118/408 Lygon Street, Brunswick East 3057 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 6/08/2019  
**Property Type:** Apartment  
**Agent Comments:** Larger development, similar location, larger floor space, larger outdoor area, superior overall



**210/408 Lygon Street, Brunswick East 3057 (REI)**  
**1 Bed 1 Bath 1 Car**  
**Price:** \$402,000  
**Method:** Private Sale  
**Date:** 21/06/2019  
**Property Type:** Apartment  
**Agent Comments:** Larger development, similar location, similar size, superior condition, comparable overall



**102/445 Lygon Street, Brunswick East 3057**  
**1 Bed 1 Bath**  
**Price:** \$372,000  
**Method:** Private Sale  
**Date:** 11/05/2019  
**Property Type:** Apartment  
**Agent Comments:** No parking, similar development, newer condition, similar size, comparable overall

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/374 Lygon Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$390,000

#### Median sale price

Median price \$491,575 Unit Suburb Brunswick East

Period - From 01/04/2019 to 30/06/2019 Source REIV

#### Comparable property sales

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
118/408 Lygon Street, BRUNSWICK EAST 3057	\$430,000	06/08/2019
210/408 Lygon Street, BRUNSWICK EAST 3057	\$402,000	21/06/2019
102/445 Lygon Street, BRUNSWICK EAST 3057	\$372,000	11/05/2019

This Statement of Information was prepared on:

26/08/2019