

11/374-378 Lygon Street, Brunswick East, VIC 3057



2 Bed 1 Bath 2 Car
Property Type: Unit
Indicative Selling Price
 \$599,000
Median House Price
 Year ending June 2024: \$563,555

Comparable Properties



405/457-459 Lygon Street, BRUNSWICK EAST 3057 (REI)
2 Bed 1 Bath 1 Car
Price: \$590,000
Method: Private Sale
Date: 30/04/2024
Property Type: Apartment
Agent Comments: Comparable location Smaller property
 Newer property/building Comparable property



35/337 Sydney Road, BRUNSWICK 3056 (REI/VG)
2 Bed 1 Bath 2 Car
Price: \$573,000
Method: Sold Before Auction
Date: 16/05/2024
Property Type: Apartment
Agent Comments: Comparable size Inferior location and
 aspect Similar age and Owner Corp fees Comparable
 property



613/22 Barkly Street, Brunswick East 3057 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$571,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Apartment
Agent Comments: Comparable location Smaller property 1
 car space Inferior property

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

11/374-378 Lygon Street, Brunswick East, VIC 3057

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$563,555

 Unit

x

 Suburb

Brunswick East

Period - From

01/07/2023

 to

30/06/2024

 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
405/457-459 Lygon Street, BRUNSWICK EAST 3057	\$590,000	30/04/2024
35/337 Sydney Road, BRUNSWICK 3056	\$573,000	16/05/2024
613/22 Barkly Street, BRUNSWICK EAST 3057	\$571,600	13/04/2024

This Statement of Information was prepared on:

19/08/2024
