

## 707/8 Lygon Street, Brunswick Vic 3056



**2 Bed 2 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

22/04/2023 - 21/04/2024: \$555,000

## Comparable Properties



**403/55 Nicholson Street, Brunswick East 3057 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$820,000

**Method:** Private Sale

**Date:** 16/03/2024

**Property Type:** Apartment

**Agent Comments:** Inferior only one bathroom  
Comparable condition Superior living space Comparable  
bedrooms Superior outdoor space Inferior aspect



**504/2 Black Street, Brunswick 3056 (REI/VG)**

**2 Bed 1 Bath 1 Car**

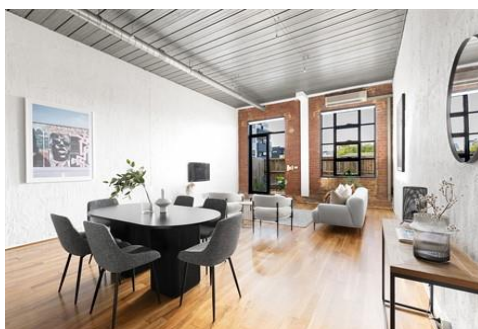
**Price:** \$820,000

**Method:** Private Sale

**Date:** 30/01/2024

**Property Type:** Unit

**Agent Comments:** Inferior only one bathroom  
Comparable aspect Superior outdoor space



**G19/1-3 Dods Street, Brunswick 3056 (REI)**

**2 Bed 1 Bath 2 Car**

**Price:** \$800,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** Apartment

**Agent Comments:** Superior as offers two parking spaces  
Inferior as only one bathroom Inferior aspect Inferior  
condition

## 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

707/8 Lygon Street, Brunswick Vic 3056

#### Indicative selling price

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

Range between \$800,000 & \$850,000

#### Median sale price

Median price \$555,000 Unit x Suburb Brunswick

Period - From 22/04/2023 to 21/04/2024 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
403/55 Nicholson Street, BRUNSWICK EAST 3057	\$820,000	16/03/2024
504/2 Black Street, BRUNSWICK 3056	\$820,000	30/01/2024
G19/1-3 Dods Street, BRUNSWICK 3056	\$800,000	15/12/2023

This Statement of Information was prepared on:

22/04/2024 17:00