# 619/1 Lygon Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car Rooms: 3 Property Type: Apartment Indicative Selling Price \$500,000 Median House Price 24/05/2021 – 23/05/2022: \$550,000

## **Comparable Properties**



#### 403/200 Lygon Street, Brunswick East 3057 (VG)

2 Bed 2 Bath 1 Car Price: \$521,000 Method: Sale Date: 28/01/2022

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** Smaller property Similar location

Smaller complex Comparable property



#### 4/337 Sydney Road, Brunswick 3056 (VG)

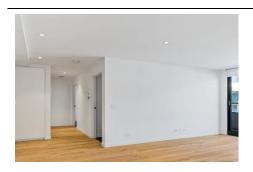
2 Bed 1 Bath 1 Car Price: \$497,500 Method: Sale Date: 18/12/2021

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** Smaller property Similar location

Smaller complex Comparable property



### 611/22 Barkly Street, Brunswick East 3057 (VG)

2 Bed 1 Bath - Car Price: \$480,000 Method: Sale Date: 30/11/2021

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** Smaller size property Similar location

Large compex. Comparable 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	619/1 Lygon Street, Brunswick Vic 3056			
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$500,000			
Median sale price				
Median price	\$550,000 Unit x Suburb Brunswick			

to 23/05/2022

### **Comparable property sales**

Period - From 24/05/2021

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.

Source REIV

Address of comparable property	Price	Date of sale
403/200 Lygon Street, BRUNSWICK EAST 3057	\$521,000	28/01/2022
4/337 Sydney Road, BRUNSWICK 3056	\$497,500	18/12/2021
611/22 Barkly Street, BRUNSWICK EAST 3057	\$480,000	30/11/2021

This Statement of Information was prepared on:	06/06/2022
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