

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 complex. 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

Period - From

24/05/2021

to

23/05/2022

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
403/200 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