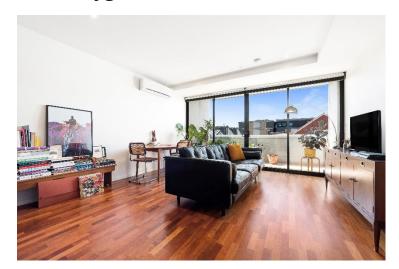
203/63 Lygon Street, Brunswick East Vic 3057



1 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$335,000 Median Unit Price Year ending December 2017: \$547,500

Comparable Properties



5/138 Mitchell Street, Brunswick East 3057 (REI)

1 Bed 1 Bath 1 Car Price: \$315,000 Method: Private Sale Date: 01/06/2018

Property Type: Apartment

Agent Comments: Inferior position being located further North. Offers car parking. Comparable internal condition.

Inferior development being substantially older.



8/76 Brunswick Road, Brunswick 3056 (VG)

1 Bed 1 Bath Price: \$308,000 Method: Sale Date: 22/05/2018

Property Type: Strata Unit/Flat

Agent Comments: Comparable location. Positioned on a busy road however. No Parking. Inferior development being substantially older. Inferior internal condition being

unrenovated.



10/138 Mitchell Street, Brunswick East 3057 (REI)

1 Bed 1 Bath 1 Car Price: \$300,000 Method: Private Sale Date: 05/04/2018

Property Type: Apartment

Agent Comments: Inferior position being located further North. Offers car parking. Comparable internal condition.

Inferior development being substantially older.

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 sa	le
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Address	
Including suburb or	203/63 Lygon Street, Brunswick East Vic 3057
locality and postcode	

Indicative selling price

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

Single price \$335,000

Median sale price

Median price	\$545,000		Unit X	Suburb	Bruns	wick East	
Period - From	01/01/2018	to	31/03/2018	S	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
5/138 Mitchell Street, BRUNSWICK EAST 3057	\$315,000	01/06/2018
8/76 BRUNSWICK ROAD, BRUNSWICK 3056	\$308,000	22/05/2018
10/138 Mitchell Street, BRUNSWICK EAST 3057	\$300,000	05/04/2018

