

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 sale

Address
Including suburb or
locality and postcode

203/63 Lygon Street, Brunswick East Vic 3057

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

Brunswick East

Period - From

01/01/2018

to

31/03/2018

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