

315/330 Lygon Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$390,000 - \$420,000
Median House Price
 March quarter 2024: \$620,5000

Comparable Properties



205/72 Gadd Street, Northcote 3070 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$415,000
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment
Agent Comments: Comparable modern accommodation with a balcony



218/24 Barkly Street, Brunswick East 3057 (VG)

2 Bed 1 Bath 1 Car
Price: \$405,000
Method: Sale
Date: 12/02/2024
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit
Agent Comments: Comparable modern accommodation with a balcony



108/6-8 Gamble Street, Brunswick East 3057 (9REI)

2 Bed 1 Bath 1 Car
Price: \$395,000
Method: Private Sale
Date: 07/03/2024
Property Type: Apartment
Agent Comments: Comparable modern accommodation with a balcony

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

315/330 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$620,500 Unit x Suburb Brunswick East

Period - From 01/01/2024 to 31/03/2024 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
205/72 Gadd Street, NORTHCOTE 3070	\$415,000	01/02/2024
218/24 Barkly Street, BRUNSWICK EAST 3057	\$405,000	12/02/2024
108/6-8 Gamble Street, BRUNSWICK EAST 3057	\$395,000	07/03/2024

This Statement of Information was prepared on:

11/07s/2024