

4/447 Lygon Street, Brunswick East Vic 3057



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Townhouse
Indicative Selling Price
 \$570,000 - \$620,000
Median House Price
 21/08/2022 – 20/08/2023:
 \$682,500

Comparable Properties



17/191-193 Lygon Street, Brunswick East 3057 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$620,000
Method: Private Sale
Date: 25/05/2023
Property Type: Apartment
Agent Comments: Similar location, same accommodation & condition.



301/2-6 Duckett Street, Brunswick 3056 (REI)

2 Bed 2 Bath 1 Car
Price: \$610,000
Method: Private Sale
Date: 13/07/2023
Property Type: Apartment
Agent Comments: Same accommodation, superior position, similar condition



B208/55 John Street, Brunswick East 3057 (REI)

2 Bed 2 Bath 1 Car
Price: \$580,000
Method: Private Sale
Date: 07/06/2023
Property Type: Apartment
Agent Comments: Similar location and accommodation, additional bathroom, inferior internal size. Similar condition

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

4/447 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$682,500 Townhouse x Suburb Brunswick East

Period - From 21/08/2022 to 20/08/2023 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
17/191-193 Lygon Street, BRUNSWICK EAST 3057	\$620,000	25/05/2023
301/2-6 Duckett Street, BRUNSWICK 3056	\$610,000	13/07/2023
B208/55 John Street, BRUNSWICK EAST 3057	\$580,000	07/06/2023

This Statement of Information was prepared on:

21/08/2023 14:29