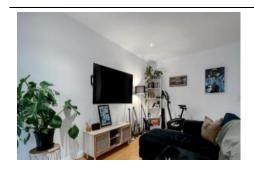
4/447 Lygon Street, Brunswick East Vic 3057



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 sal	le

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	unswick 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

