

## 707/8 Lygon Street, Brunswick Vic 3056



**2 Bed 2 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

December quarter 2023: \$590,000

## Comparable Properties



**304/18 Lobb Street, Brunswick 3056 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$900,000

**Method:** Private Sale

**Date:** 31/10/2023

**Property Type:** Apartment

**Agent Comments:** Superior location & terrace, same accommodation and similar condition



**601/2 Black Street, Brunswick 3056 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$881,000

**Method:** Private Sale

**Date:** 26/12/2023

**Property Type:** Apartment

**Agent Comments:** Superior condition and terrace, same accommodation, better location



**602/272 Barkly Street, Brunswick 3056 (REI/VG)**

**2 Bed 2 Bath 2 Car**

**Price:** \$875,000

**Method:** Private Sale

**Date:** 16/12/2023

**Property Type:** Apartment

**Agent Comments:** Similar size and location, superior accommodation has additional car space, same 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

707/8 Lygon Street, Brunswick Vic 3056
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$850,000
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 & 

\$900,000
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#### Median sale price

Median price 

\$590,000
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 Unit 

x
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 Suburb 

Brunswick
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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#### 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
304/18 Lobb Street, BRUNSWICK 3056	\$900,000	31/10/2023
601/2 Black Street, BRUNSWICK 3056	\$881,000	26/12/2023
602/272 Barkly Street, BRUNSWICK 3056	\$875,000	16/12/2023

This Statement of Information was prepared on:

20/03/2024 11:49
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