

203/63 Lygon Street, Brunswick East Vic 3057



1 Bed 1 Bath 1 Car
Property Type: Apartment

Indicative Selling Price

\$419,000

Median Unit Price

Year ending December 2017: \$547,500

Comparable Properties



7/15 Rae Street, Fitzroy North 3068 (REI)

1 Bed 1 Bath 1 Car

Price: \$410,000

Method: Sold Before Auction

Date: 06/03/2018

Property Type: Apartment

Agent Comments: Inferior and older development. Superior postcode. Offers parking.



203/394 Lygon Street, Brunswick East 3057 (REI)

1 Bed 1 Bath

Price: \$395,500

Method: Private Sale

Date: 30/01/2018

Property Type: Apartment

Agent Comments: Superior development being brand new. Inferior location further North. Comparable in not having parking. Comparable accommodation.



5/24 Stewart Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car

Price: \$380,000

Method: Sold Before Auction

Date: 02/03/2018

Property Type: Apartment

Agent Comments: Superior condition. Older development. Offers parking. Inferior location being further North.

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
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Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$547,500

Unit

X

Suburb

Brunswick East

Period - From

01/01/2017

to

31/12/2017

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
7/15 Rae Street, FITZROY NORTH 3068	\$410,000	06/03/2018
203/394 Lygon Street, BRUNSWICK EAST 3057	\$395,500	30/01/2018
5/24 Stewart Street, BRUNSWICK 3056	\$380,000	02/03/2018