315/408 Lygon Street, Brunswick East Vic 3057







Rooms: Property Type: Agent Comments Cameron Pritchard 03 9387 5888 0408 037 482 cameronpritchard@jelliscraig.com.au

> Indicative Selling Price \$370,000 - \$400,000 Median Unit Price Year ending March 2017: \$555,000

## **Comparable Properties**



4/61 David St BRUNSWICK 3056 (REI/VG)



Price: \$397,500 Method: Sold Before Auction Date: 10/12/2016 Rooms: 2 Property Type: Apartment

208/2a Michael St BRUNSWICK 3056 (REI/VG) Agent Comments



Price: \$385,000 Method: Auction Sale Date: 17/12/2016 Rooms: -Property Type: Apartment



508/1 Brunswick Rd BRUNSWICK 3056 (REI) Agent Comments



Price: \$380,000 Method: Private Sale Date: 06/05/2017 Rooms: 2 Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments





### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address 315/408 Lygon Street, Brunswick East Vic 3057 Including suburb and postcode

#### Indicative selling price

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

Range betwee	n \$370,000		&	\$400,000	
Median sale p	rice				
Median price	\$555,000	Unit	х	Subur	b Brunswick East
Period - From	01/04/2016	to 31/0	3/2017	Source RE	IV

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/61 David St BRUNSWICK 3056	\$397,500	10/12/2016
208/2a Michael St BRUNSWICK 3056	\$385,000	17/12/2016
508/1 Brunswick Rd BRUNSWICK 3056	\$380,000	06/05/2017

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