



Rooms:

Property Type:

Agent Comments

Comparable Properties



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

Agent Comments



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

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
Including suburb and
postcode

315/408 Lygon Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$555,000

Unit X

Suburb Brunswick East

Period - From 01/04/2016 to 31/03/2017

Source REIV

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