

5/11 Mincha Street, Brunswick West Vic 3055



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$355,000
Median House Price
 Year ending December 2023:
 \$470,000

Comparable Properties



20/104 The Avenue, Parkville 3052 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$380,000
Method: Private Sale
Date: 07/03/2023
Property Type: Apartment
Agent Comments: One bed apartment in older style block, superior postcode.



6/39-41 Murray Street, Brunswick West 3055 (REI)

1 Bed 1 Bath 1 Car
Price: \$340,000
Method: Private Sale
Date: 29/02/2024
Property Type: Unit
Agent Comments: Older style ground floor apartment with courtyard, inferior location.



20/48 Farnham Street, Flemington 3031 (REI)

1 Bed 1 Bath 1 Car
Price: \$330,000
Method: Private Sale
Date: 01/03/2023
Property Type: Apartment
Agent Comments: Older style one bedroom apartment, inferior size.

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

5/11 Mincha Street, Brunswick West Vic 3055

Indicative selling price

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

Single price

\$355,000

Median sale price

Median price

\$470,000

Unit

x

Suburb

Brunswick West

Period - From

01/01/2023

to

31/19/2023

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
20/104 The Avenue, PARKVILLE 3052	\$380,000	07/03/2024
6/39-41 Murray Street, BRUNSWICK WEST 3055	\$340,000	29/02/2024
20/48 Farnham Street, FLEMINGTON 3031	\$330,000	01/03/2024

This Statement of Information was prepared on:

11/04/2024 20:42