

10/11 Aberdeen Street, Brunswick Vic 3056



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$280,000 - \$300,000
Median House Price
 Year ending September 2024:
 \$590,000

Comparable Properties



10/226 Glenlyon Road, Brunswick East 3057 (VG)

1 Bed 1 Bath 1 Car
Price: \$310,000
Method: Sale
Date: 23/09/2024
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit
Agent Comments: Comparable accommodation, freshly presented.



6/123 Emmaline Street, Northcote 3070 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$285,000
Method: Private Sale
Date: 02/07/2024
Property Type: Unit
Agent Comments: Comparable accommodation in similar condition.



1/96 Glenlyon Road, Brunswick 3056 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$290,000
Method: Private Sale
Date: 19/06/2024
Property Type: Apartment
Agent Comments: Ground floor 1 bedroom apartment, in older style building.

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

10/11 Aberdeen Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$590,000 Unit x Suburb Brunswick

Period - From 01/10/2023 to 30/09/2024 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
10/226 Glenlyon Road, BRUNSWICK EAST 3057	\$310,000	23/09/2024
6/123 Emmaline Street, NORTHCOTE 3070	\$285,000	02/07/2024
1/96 Glenlyon Road, BRUNSWICK 3056	\$290,000	19/06/2024

This Statement of Information was prepared on:

15/11/2024 12:14