

10/11A Holmes Street, Brunswick East Vic 3057



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$350,000 - \$380,000

Median House Price

Year ending June 2023: \$565,000

Comparable Properties



4/112 Ballantyne Street, Thornbury 3071 (REI)

1 Bed 1 Bath 1 Car

Price: \$385,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment

Agent Comments: Freshly presented one bedroom ground floor apartment with courtyard, no separate study room.



12/45 Woolton Avenue, Thornbury 3071 (REI)

1 Bed 1 Bath 1 Car

Price: \$380,000

Method: Auction Sale

Date: 02/09/2023

Rooms: 2

Property Type: Apartment

Agent Comments: Updated one bedroom apartment with balcony, no study room.



4/35 Henkel Street, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car

Price: \$350,000

Method: Private Sale

Date: 05/08/2023

Property Type: Unit

Agent Comments: One bedroom apartment in refurbished block, inferior size, has a balcony, no separate study room.

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

10/11A Holmes Street, Brunswick East Vic 3057

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$565,000 Unit x Suburb Brunswick East

Period - From 01/07/2022 to 30/06/2023 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
4/112 Ballantyne Street, THORNBURY 3071	\$385,000	28/07/2023
12/45 Woolton Avenue, THORNBURY 3071	\$380,000	02/09/2023
4/35 Henkel Street, BRUNSWICK 3056	\$350,000	05/08/2023

This Statement of Information was prepared on:

13/09/2023 08:26