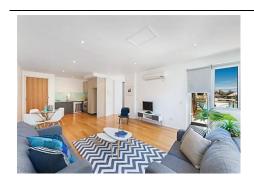
# 1/11 Millward Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$620,000 - \$670,000 Median House Price 30/01/2024-29/01/2025: \$575,000

# **Comparable Properties**



#### 15/195 Brunswick Road, Brunswick 3056 (REI)

2 Bed 1 Bath 1 Car Price: \$660,000 Method: Private Sale Date: 05/12/2024

**Property Type:** Apartment

**Agent Comments:** Comparable location No courtyard

Good views Busy street Comparable property



#### 18/825 Park Street, Brunswick 3056 (VG)

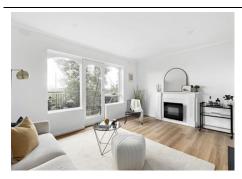
2 Bed 1 Bath 1 Car Price: \$620,000 Method: Sale Date: 07/11/2024

**Property Type:** Subdivided Unit/Villa/Townhouse - Single

OYO Unit

**Agent Comments:** Comparable location No courtyard

Good views Comparable property



### 2/48 Halpin Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car Price: \$635,000 Method: Auction Sale Date: 21/09/2024

**Property Type:** Apartment

**Agent Comments:** Inferior location No courtyard Good views Busy street (Melville Road) Comparable property

### 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

<b>Property</b>	offered	for sa	le

Address Including suburb or locality and postcode

Including suburb or 1/11 Millward Street, Brunswick Vic 3056

## **Indicative selling price**

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

Range between \$620,000 & \$670,000

#### Median sale price

 Median price \$575,000
 Unit x
 Suburb Brunswick

 Period - From 30/01/2024
 to 29/01/2025
 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
15/195 Brunswick Road, BRUNSWICK 3056	\$660,000	05/12/2024
18/825 Park Street, BRUNSWICK 3056	\$620,000	07/11/2024
2/48 Halpin Street, BRUNSWICK WEST 3055	\$635,000	21/09/2024

This Statement of Information was prepared on: 30/01/2025 11:18

