

## 2/13 Passfield Street, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$480,000

**Median House Price**

September quarter 2023: \$535,000

## Comparable Properties



**3/376-378 Barkly Street, Brunswick 3056 (REI/VG)**

**2 Bed 1 Bath 1 Car**

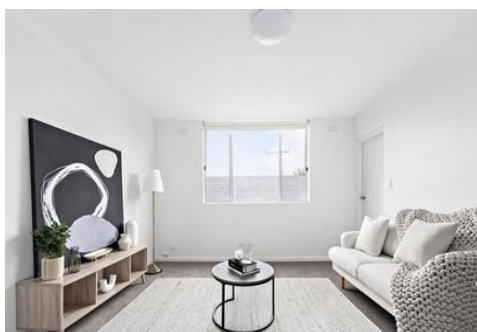
**Price:** \$496,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Unit

**Agent Comments:** Older style block freshly presented apartment with renovations throughout.



**3/20 Learmonth Street, Moonee Ponds 3039 (VG)**

**2 Bed 1 Bath 1 Car**

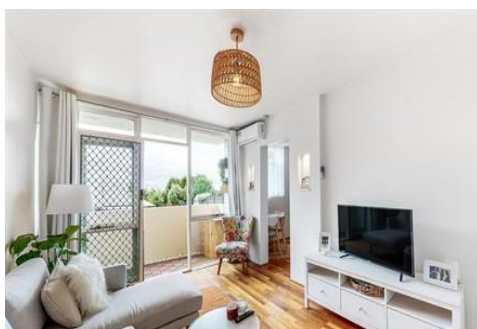
**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 27/07/2023

**Property Type:** Apartment

**Agent Comments:** Located in an older-style block. First-floor apartment with updated kitchen and meals. Other features include a balcony and internal laundry facilities.



**6/84a Maribyrnong Road, Moonee Ponds 3039 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$485,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Apartment

**Agent Comments:** Located in a boutique block, ground floor apartment. Refreshed throughout with updated kitchen and bathroom. Also includes separate laundry and small balcony.

## 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

2/13 Passfield Street, Brunswick West Vic 3055

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$480,000

#### Median sale price

Median price

\$535,000

Unit

x

Suburb

Brunswick West

Period - From

01/07/2023

to

30/09/2023

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 |
|---|-----------|--------------|
| 3/376-378 Barkly Street, BRUNSWICK 3056   | \$496,000 | 09/09/2023   |
| 3/20 Learmonth Street, MOONEE PONDS 3039  | \$490,000 | 27/07/2023   |
| 6/84a Maribyrnong Road, MOONEE PONDS 3039 | \$485,000 | 14/09/2023   |

This Statement of Information was prepared on:

14/11/2023