

## 3/48 Passfield Street, Brunswick West, VIC 3055



**2 Bed 1 Bath 1 Car**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
**Indicative Selling Price**  
 \$400,000  
**Median House Price**  
 June quarter 2024: \$530,000

## Comparable Properties



**3/5 Allard Street, Brunswick West 3055 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Apartment  
**Agent Comments:** Similar size, age, and condition



**14/44-46 Passfield Street, Brunswick 3055 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** Apartment  
**Agent Comments:** Similar style of apartment in adjacent block



**2/42 Passfield Street, Brunswick West 3055 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** Unit  
**Agent Comments:** Similar apartment in neighbouring block

## Statement of Informations

### 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

3/48 Passfield Street, Brunswick West, VIC 3055
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#### Indicative selling price

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

Single price

\$400,000
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#### Median sale price

Median price

\$530,000	Unit	x	Suburb	Brunswick West
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Period - From

01/04/2024	to	30/06/2024	Source	REIV
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#### 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
3/5 Allard Street, Brunswick West 3055	\$365,000	14/05/2024
14/44-46 Passfield Street, Brunswick 3055	\$375,000	22/04/2024
2/42 Passfield Street, Brunswick West 3055	\$360,000	10/04/2024

This Statement of Information was prepared on:

29/07/2024 09:42
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