Statement of Information Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

Address 1-4/36 Passfield Street, Brunswick West Vic 3055

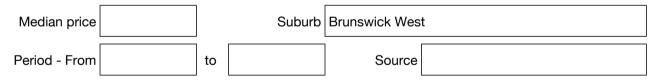
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Three Bedroom Residence 1 + 4		Or range between	\$870,000	&	\$890,000
Three Bedroom Residence 2 + 3		Or range between	\$770,000	&	\$790,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price





Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale
	42a Whitby St BRUNSWICK WEST 3055	\$985,00	0 03/03/2021
Three Bedroom Residence 1 + 4	3/117 Melville Rd BRUNSWICK WEST 3055	\$875,00	0 27/03/2021

Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale
	2/40 Everett St BRUNSWICK WEST 3055	\$790,000	15/05/2021
Three Bedroom Residence 2 + 3	3/9 Mccoll Ct BRUNSWICK WEST 3055	\$765,000	27/04/2021

Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units	Address of comparable unit	Price	Date of sale

Unit type or class

Address of comparable unit	Price	Date of sale
	Address of comparable unit	Address of comparable unit Price

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

17/06/2021 14:18

