

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

8/7 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

\$565,000

#### Median sale price

Median price

\$485,000

House

Unit

X

Suburb

Brunswick West

Period - From

01/04/2018

to

31/03/2019

Source

REIV

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

**A\*** 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 |
|---|---------------------------------------|-----------|--------------|
| 1 | 1/6 Irvine Cr BRUNSWICK WEST 3055     | \$577,000 | 12/04/2019   |
| 2 | 7/296 Hope St BRUNSWICK WEST 3055     | \$565,000 | 16/04/2019   |
| 3 | 1/1 Coronation St BRUNSWICK WEST 3055 | \$551,000 | 01/05/2019   |

OR

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



 2  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$565,000

**Median Unit Price**  
Year ending March 2019: \$485,000

## Comparable Properties



**1/6 Irvine Cr BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$577,000  
**Method:** Sold Before Auction  
**Date:** 12/04/2019  
**Rooms:** -  
**Property Type:** Villa



**7/296 Hope St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 16/04/2019  
**Rooms:** 4  
**Property Type:** Unit



**1/1 Coronation St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$551,000  
**Method:** Sold Before Auction  
**Date:** 01/05/2019  
**Rooms:** -  
**Property Type:** Unit