

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pr	ppert	v offere	d for sale
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Address	8/7 Passfield Street, Brunswick West Vic 3055
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Single price \$565,000

Median sale price

Median price	\$485,000	Hou	se	Unit	х		Suburb	Brunswick West
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

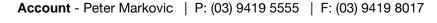
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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

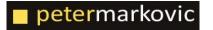
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)

Price: \$577,000 Method: Sold Before Auction

Date: 12/04/2019

Rooms: -

Property Type: Villa

Agent Comments



7/296 Hope St BRUNSWICK WEST 3055 (REI) Agent Comments

Price: \$565,000 Method: Private Sale Date: 16/04/2019

Rooms: 4

Property Type: Unit



1/1 Coronation St BRUNSWICK WEST 3055

(REI)

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Price: \$551,000

Method: Sold Before Auction

Date: 01/05/2019

Rooms: -

Property Type: Unit

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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