

9/48 Passfield Street, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$ 410,000 - \$430,000
Median House Price
 June quarter 2024: \$530,000

Comparable Properties



1/32 Grosvenor Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$415,000
Method: Private Sale
Date: 06/06/2024
Property Type: Unit
Agent Comments: Similar age style, size, and condition



10/9 Mincha Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$405,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment
Agent Comments: Somewhat smaller, similar age and style



4/13 Fletcher Street, Essendon 3040 (REI/VG)

2 Bed 1 Bath - Car
Price: \$420,000
Method: Private Sale
Date: 12/04/2024
Property Type: Unit
Agent Comments: Similar age, style, and finishes

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

9/48 Passfield Street, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$410,000

 &

\$430,000

Median sale price

Median price

\$530,000

 Unit

x

 Suburb

Brunswick West

Period - From

01/04/2024

 to

30/06/2024

 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
1/32 Grosvenor Street, MOONEE PONDS 3039	\$415,000	06/06/2024
10/9 Mincha Street, BRUNSWICK WEST 3055	\$405,000	08/05/2024
4/13 Fletcher Street, ESSENDON 3040	\$420,000	12/04/2024

This Statement of Information was prepared on:

20/08/2024 17:12
