

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

16/16-18 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)

Single Price

or range
between

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

15/16-18 PASSFIELD STREET BRUNSWICK WEST VIC 3055	\$318,000	01-Sep-23

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 6 months.

This Statement of Information was prepared on: 23 November 2023

**15/16-18 PASSFIELD STREET
BRUNSWICK WEST VIC 3055** 1  1  1

Sold Price

\$318,000

Sold Date

01-Sep-23

Distance

0.02km**RS** = Recent sale**UN** = Undisclosed Sale

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