

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

1/42 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2020

to

30 Sep 2021

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

6/48 Passfield Street Brunswick West VIC 3055	\$425,000	06-Mar-21
3/12 Passfield Street Brunswick West VIC 3055	\$440,000	31-May-21

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: 04 October 2021

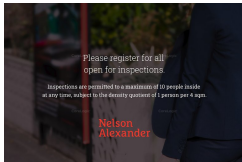


**6/48 Passfield Street Brunswick
 West VIC 3055**

 2  1  1

Sold Price **\$425,000** Sold Date **06-Mar-21**

Distance **0.05km**



**3/12 Passfield Street Brunswick
 West VIC 3055**

 2  1  1

Sold Price **\$440,000** Sold Date **31-May-21**

Distance **0.19km**

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

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