

## 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

2/48 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Aug 2020

to

31 Jul 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
6/7 Allard Street Brunswick West VIC 3055	\$435,000	27-Jul-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: 05 August 2021

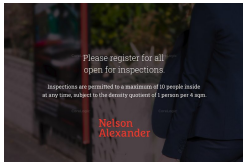


**6/48 Passfield Street Brunswick West VIC 3055**

2 1 1

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

Distance -



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

2 1 1

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

Distance **0.23km**



**6/7 Allard Street Brunswick West VIC 3055**

2 1 1

Sold Price <sup>RS</sup> **\$435,000** <sup>UN</sup> Sold Date **27-Jul-21**

Distance **0.31km**

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

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