

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	8/12 Passfield Street, Brunswick West Vic 3055
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Indicative selling price

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

Range between	\$420,000	&	\$460,000
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Median sale price

Median price	\$467,500	House		Unit	X	Suburb	Brunswick West
Period - From	01/10/2017	to	31/12/2017	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.

	Address of comparable property	Price	Date of sale
1	14/159 Union St BRUNSWICK WEST 3055	\$455,000	26/08/2017
2	4/492 Moreland Rd BRUNSWICK WEST 3055	\$453,500	25/11/2017
3	3/2 Passfield St BRUNSWICK WEST 3055	\$438,000	23/09/2017

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.

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2017: \$467,500



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 68 approx sqm approx

Agent Comments

Comparable Properties



14/159 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 4

Property Type: Apartment



4/492 Moreland Rd BRUNSWICK WEST 3055 (REI)

Agent Comments

2 1 1

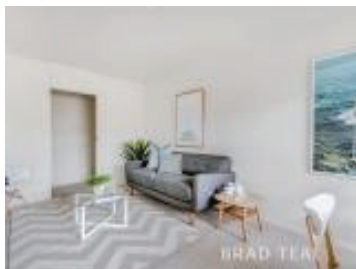
Price: \$453,500

Method: Sold Before Auction

Date: 25/11/2017

Rooms: -

Property Type: Apartment



3/2 Passfield St BRUNSWICK WEST 3055 (REI) Agent Comments

2 1 1

Price: \$438,000

Method: Sold Before Auction

Date: 23/09/2017

Rooms: 3

Property Type: Unit