

3/48 Passfield Street, Brunswick Vic 3056



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$400,000 - \$420,000
Median House Price
 Year ending March 2024: \$579,000

Comparable Properties



310/77 Galada Avenue, Parkville 3052 (REI)

2 Bed 1 Bath - Car
Price: \$416,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Apartment
Agent Comments: Contemporary apartment in large complex. No car space.



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

2 Bed 1 Bath 1 Car
Price: \$415,000
Method: Private Sale
Date: 06/06/2024
Property Type: Unit
Agent Comments: Ground level apartment of similar age and size with no balcony



110/480 Albion Street, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$405,000
Method: Private Sale
Date: 14/04/2024
Property Type: Apartment
Agent Comments: Modern apartment in larger complex

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

3/48 Passfield Street, Brunswick Vic 3056

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$579,000 Unit x Suburb Brunswick

Period - From 01/04/2023 to 31/03/2024 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
310/77 Galada Avenue, PARKVILLE 3052	\$416,000	29/06/2024
1/32 Grosvenor Street, MOONEE PONDS 3039	\$415,000	06/06/2024
110/480 Albion Street, BRUNSWICK WEST 3055	\$405,000	14/04/2024

This Statement of Information was prepared on:

01/07/2024 12:17