

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

4/5 Waxman Parade 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/80 Hopetoun Avenue Brunswick West VIC 3055	\$515,000	23-Apr-20
5/483-485 Albion Street Brunswick West VIC 3055	\$540,000	01-Jul-20
1/86 Pearson Street Brunswick West VIC 3055	\$550,000	09-May-20

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: 17 July 2020

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3/80 Hopetoun Avenue Brunswick West VIC 3055

Sold Price

^{RS} **\$515,000** ^{UN}
Sold Date **23-Apr-20**

 2
  1
  1

Distance **0.6km**

5/483-485 Albion Street Brunswick West VIC 3055

Sold Price

^{RS} **\$540,000**
Sold Date **01-Jul-20**

 2
  1
  1

Distance **0.76km**

1/86 Pearson Street Brunswick West VIC 3055

Sold Price

\$550,000Sold Date **09-May-20**

 2
  1
  1

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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