

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

3/27 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jun 2021

to

31 May 2022

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

1/5 WAXMAN PARADE BRUNSWICK WEST VIC 3055	\$700,000	08-Mar-22
4/535 ALBION STREET BRUNSWICK WEST VIC 3055	\$655,000	09-Apr-22
2/14 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$690,000	03-Feb-22

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: 23 June 2022



1/5 WAXMAN PARADE BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$700,000** Sold Date **08-Mar-22**

Distance **0.22km**



4/535 ALBION STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$655,000** Sold Date **09-Apr-22**

Distance **0.29km**



2/14 MCLEAN STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$690,000** Sold Date **03-Feb-22**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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