

# 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

1/35 Waxman Parade, 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)

Range between \$520,000 & \$572,000

### Median sale price

Median price \$437,500 Property Type Unit Suburb Brunswick West

Period - From 01/10/2019 to 31/12/2019 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	2/8 Murray St BRUNSWICK WEST 3055	\$560,000	26/10/2019
2	8/7 Passfield St BRUNSWICK WEST 3055	\$552,500	15/10/2019
3	1/4 Balfe Cr BRUNSWICK WEST 3055	\$530,000	30/08/2019

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.~~

This Statement of Information was prepared on:

13/02/2020 16:27



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**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$520,000 - \$572,000

**Median Unit Price**

December quarter 2019: \$437,500

## Comparable Properties



**2/8 Murray St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

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**Price:** \$560,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Villa



**8/7 Passfield St BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

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**Price:** \$552,500

**Method:** Private Sale

**Date:** 15/10/2019

**Property Type:** Apartment



**1/4 Balfe Cr BRUNSWICK WEST 3055 (REI)**

**Agent Comments**

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**Price:** \$530,000

**Method:** Private Sale

**Date:** 30/08/2019

**Rooms:** 4

**Property Type:** Unit