# 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									
Range betweer	\$520,000		&		\$572,000				
Median sale p	rice								
Median price	\$437,500	Pro	operty Type	Unit			Suburb	Brunswick West	
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress 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:

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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



Price: \$560,000 Method: Auction Sale Date: 26/10/2019 Property Type: Villa



8/7 Passfield St BRUNSWICK WEST 3055 (REI) Agent Comments



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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.