

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 Waxman Parade, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,275,500

Property Type

House

Suburb

Brunswick West

Period - From

01/07/2022

to

30/06/2023

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	18 Fraser St BRUNSWICK 3056	\$1,200,000	19/03/2023
2	62 Pearson St BRUNSWICK WEST 3055	\$1,190,000	25/05/2023
3	21 Bakers Pde BRUNSWICK WEST 3055	\$1,125,000	26/05/2023

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:

23/08/2023 16:34



4 1 3

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2023: \$1,275,500

Comparable Properties

18 Fraser St BRUNSWICK 3056 (REI)

Agent Comments

3 1 1

Price: \$1,200,000
Method: Auction Sale
Date: 19/03/2023
Property Type: House (Res)
Land Size: 468 sqm approx

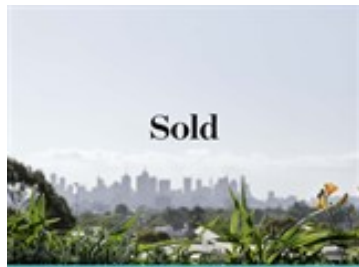


62 Pearson St BRUNSWICK WEST 3055
(REI/VG)

Agent Comments

3 1 -

Price: \$1,190,000
Method: Private Sale
Date: 25/05/2023
Property Type: House
Land Size: 219 sqm approx



21 Bakers Pde BRUNSWICK WEST 3055 (REI)

Agent Comments

3 1 2

Price: \$1,125,000
Method: Private Sale
Date: 26/05/2023
Property Type: House