

## 9/9 Waxman Parade, Brunswick West Vic 3055



**2 Bed 1 Bath 1 Car**

**Property Type:** Unit

**Indicative Selling Price**

\$770,000 - \$810,000

**Median House Price**

28/02/2021 – 27/02/2022:

\$555,000

## Comparable Properties



**1/343 Moreland Road, Coburg 3058 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$790,000

**Method:** Private Sale

**Date:** 02/12/2021

**Property Type:** Townhouse (Single)

**Agent Comments:** Smaller property Main road Larger court yard Comparable property



**7/245 Pascoe Vale Road, Essendon 3040 (REI/VG)**

**2 Bed 1 Bath 2 Car**

**Price:** \$765,000

**Method:** Private Sale

**Date:** 11/09/2021

**Property Type:** Unit

**Agent Comments:** Smaller property Main road Larger court yard Comparable property



**1/15 Bent Street, Brunswick West 3055 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 04/12/2021

**Property Type:** Townhouse

**Agent Comments:** 3 level property. Smaller property and land size. Inferior property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

9/9 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 \$770,000 & \$810,000

#### Median sale price

Median price \$555,000 Townhouse x Suburb Brunswick West

Period - From 28/02/2021 to 27/02/2022 Source REIV

#### Comparable property sales

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
1/343 Moreland Road, COBURG 3058	\$790,000	02/12/2021
7/245 Pascoe Vale Road, ESSENDON 3040	\$765,000	11/09/2021
1/15 Bent Street, BRUNSWICK WEST 3055	\$750,000	04/12/2021

This Statement of Information was prepared on:

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