

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

2/7A 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

or range
between

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/40 Murray Street Brunswick West VIC 3055	\$670,000	08-Jun-19
3/9 Wallace Street Brunswick West VIC 3055	\$678,000	25-May-19
4/187 Union Street Brunswick West VIC 3055	\$680,000	26-Jun-19

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: 24 October 2019



2/40 Murray Street Brunswick West Sold Price **\$670,000** Sold Date **08-Jun-19**
VIC 3055
 🛏️ 2 🚿 1 🚗 1 Distance **0.68km**



3/9 Wallace Street Brunswick West Sold Price **\$678,000** Sold Date **25-May-19**
VIC 3055
 🛏️ 2 🚿 1 🚗 1 Distance **1.17km**



4/187 Union Street Brunswick West Sold Price **\$680,000** Sold Date **26-Jun-19**
VIC 3055
 🛏️ 2 🚿 1 🚗 1 Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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