

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

5/31 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/3 HARRY STREET BRUNSWICK WEST VIC 3055	\$480,000	18-Dec-23
101/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$478,000	19-Sep-23
5/2 DALGETY STREET BRUNSWICK WEST VIC 3055	\$445,000	23-Sep-23

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: 02 February 2024

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1/3 HARRY STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$480,000** Sold Date **18-Dec-23**

Distance **0.48km**

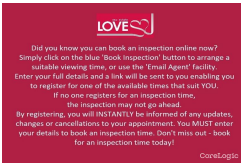


101/1 DUGGAN STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$478,000** Sold Date **19-Sep-23**

Distance **0.43km**



5/2 DALGETY STREET BRUNSWICK WEST VIC 3055

2 1 1

Sold Price **\$445,000** Sold Date **23-Sep-23**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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