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	3/10 Waxman Parade, Brunswick West Vic 3055

Indicative selling price

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

Range between $740,000 & $780,000

Median sale price

Median price $489,735 Property Type Unit Suburb Brunswick West

Period - From 01/07/2023 to 30/06/2024 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	5/9 Murray St BRUNSWICK WEST 3055	$700,000	27/07/2024
2	6c Duggan St BRUNSWICK WEST 3055	$730,000	27/07/2024
3	2/10 Waxman Pde BRUNSWICK WEST 3055	$740,000	05/06/2024

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: 28/08/2024 19:39

3/10 Waxman Parade, Brunswick West Vic 3055

Carmel Morganti
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2 1 2

Property Type: Villa Unit

Agent Comments

Large Updated Villa with Study, 2 car spaces and a generous courtyard

Indicative Selling Price
$740,000 - $780,000
Median Unit Price
Year ending June 2024: $489,735

Comparable Properties



5/9 Murray St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 27/07/2024
Property Type: Unit

Agent Comments

Smaller courtyard, older build, one less carpark in a much busier/main road location.



6c Duggan St BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $730,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)

Agent Comments

No dedicated study or second living area in an busier location.



2/10 Waxman Pde BRUNSWICK WEST 3055 (REI)

2 1 1

Price: $740,000
Method: Sold Before Auction
Date: 05/06/2024
Property Type: Townhouse (Single)

Agent Comments

Identical accommodation, same complex with a slightly larger courtyard and extra car space

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