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: 14 Waxman Parade, Brunswick West Vic 3055

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,385,000 Property Type House Suburb Brunswick West

Period - From 01/07/2024 to 30/09/2024 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	91 Shamrock St BRUNSWICK WEST 3055	$1,410,000	14/09/2024
2	22 Holbrook Cr BRUNSWICK WEST 3055	$1,385,000	04/09/2024
3	15 Peacock St BRUNSWICK WEST 3055	$1,315,000	13/07/2024

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: 13/11/2024 09:32

14 Waxman Parade, Brunswick West Vic 3055

Matthew Layburn
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Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2024: $1,385,000



3 2 1

Property Type: House
Land Size: 451 sqm approx

Agent Comments

Comparable Properties



91 Shamrock St BRUNSWICK WEST 3055 (REI)

3 2 -

Price: $1,410,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)

Agent Comments

No parking, Closer to central Brunswick



22 Holbrook Cr BRUNSWICK WEST 3055 (REI)

3 1 2

Price: $1,385,000
Method: Private Sale
Date: 04/09/2024
Property Type: House

Agent Comments

Larger corner block, Not as renovated



15 Peacock St BRUNSWICK WEST 3055 (REI/VG)

4 2 5

Price: $1,315,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Larger unrenovated home

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