

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

6/3 Larnoo Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$450,000 & \$475,000

Median sale price

Median price \$557,500 Property Type Unit Suburb Brunswick West

Period - From 01/10/2021 to 31/12/2021 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	9/104 Tinning St BRUNSWICK 3056	\$479,000	23/10/2021
2	2/16 Guthrie St BRUNSWICK WEST 3055	\$461,000	06/08/2021
3			

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: 02/02/2022 10:40

6/3 Larnoo Avenue, Brunswick West Vic 3055

Lisa Roberts
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Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

December quarter 2021: \$557,500



1 1 1

Property Type: Villa unit

Agent Comments

Comparable Properties



9/104 Tinning St BRUNSWICK 3056 (REI/VG)

Agent Comments

1 1 1

Price: \$479,000

Method: Private Sale

Date: 23/10/2021

Property Type: Unit

2/16 Guthrie St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

1 1 1

Price: \$461,000

Method: Sold Before Auction

Date: 06/08/2021

Property Type: Unit

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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