

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

4/10 LARNOO AVENUE 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jun 2021

to

31 May 2022

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

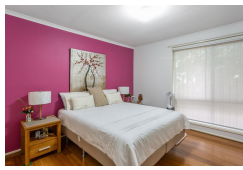
Date of sale

4/483-485 ALBION STREET BRUNSWICK WEST VIC 3055	\$650,000	02-Apr-22
3/206 DAWSON STREET BRUNSWICK WEST VIC 3055	\$669,000	17-Mar-22
2/28 IRVINE CRESCENT BRUNSWICK WEST VIC 3055	\$570,000	14-Dec-21

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: 23 June 2022



**4/483-485 ALBION STREET
 BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **02-Apr-22**

Distance **0.82km**



**3/206 DAWSON STREET
 BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$669,000** Sold Date **17-Mar-22**

Distance **0.8km**



**2/28 IRVINE CRESCENT
 BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$570,000** Sold Date **14-Dec-21**

Distance **-**



**7/17 HOPETOUN AVENUE
 BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$580,000** Sold Date **20-Jan-22**

Distance **1.59km**



**1/92 PEARSON STREET
 BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price **\$660,000** Sold Date **29-Nov-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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