



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/9 Larnoo Avenue,  
BRUNSWICK WEST 3055**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$440,000 - \$480,000**

### Median sale price

Median **Unit** for **BRUNSWICK WEST** for period **Nov 2018 - May 2019**

Sourced from **REIV**.

**\$438,750**

### Comparable property sales

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 the most comparable to the property for sale.

**2/578 Moreland Road,**  
Brunswick West 3055

**Price \$417,500** Sold 30  
March 2019

**2/40 Hopetoun Avenue,**  
Brunswick West 3055

**Price \$460,000** Sold 02  
March 2019

**2/512-514 Mooreland Road,**  
Brunswick west 3055

**Price \$476,000** Sold 15  
December 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Biggin & Scott Inner North Northcote

400 High Street,  
Northcote VIC 3070

### Contact agents



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