

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

2/3 Larnoo Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$385,000

&

\$420,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/04/2020

to

31/03/2021

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	1/3 Larnoo Av BRUNSWICK WEST 3055	\$547,000	20/03/2021
2	13/4a Duggan St BRUNSWICK WEST 3055	\$411,500	11/02/2021
3	10/285 Brunswick Rd BRUNSWICK 3056	\$399,000	23/01/2021

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:

20/05/2021 12:38

2/3 Larnoo Avenue, Brunswick West Vic 3055

Lisa Roberts
03 9347 1170
0413 265 362
lisa.roberts@belleproperty.com



1 bed 1 bath 1 car

Property Type: Apartment
Land Size: 54.995 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
Year ending March 2021: \$550,000

Comparable Properties



1/3 Larnoo Av BRUNSWICK WEST 3055 (REI)

1 bed 1 bath 1 car

Price: \$547,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment

Agent Comments

This property is the villa unit next door at the front of the block but has additional courtyard almost the full size of the property.



13/4a Duggan St BRUNSWICK WEST 3055 (REI/VG)

1 bed 1 bath 1 car

Price: \$411,500
Method: Private Sale
Date: 11/02/2021
Property Type: Apartment

Agent Comments



10/285 Brunswick Rd BRUNSWICK 3056 (REI/VG)

1 bed 1 bath 1 car

Price: \$399,000
Method: Auction Sale
Date: 23/01/2021
Property Type: Apartment

Agent Comments

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