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	52/2 Centennial Avenue, Brunswick West Vic 3055
Including suburb and	
postcode	

Indicative selling price

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

Range between \$520,000	&	\$560,000
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Median sale price

Median price	\$505,000	Pro	perty Type Ur	nit		Suburb	Brunswick West
Period - From	01/04/2024	to	31/03/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	3/86 Heller St BRUNSWICK WEST 3055	\$562,300	21/12/2024
2	4/22 Whitby St BRUNSWICK WEST 3055	\$562,000	23/10/2024
3	11/4a Duggan St BRUNSWICK WEST 3055	\$525,000	26/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2025 14:57









Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$520,000 - \$560,000 Median Unit Price Year ending March 2025: \$505,000

Comparable Properties

3/86 Heller St BRUNSWICK WEST 3055 (REI)

-

2





1

Agent Comments

Price: \$562,300 **Method:**

Date: 21/12/2024

Property Type: Apartment

4/22 Whitby St BRUNSWICK WEST 3055 (REI)









Agent Comments

Agent Comments

Price: \$562,000 **Method:**

Date: 23/10/2024 Property Type: House

11/4a Duggan St BRUNSWICK WEST 3055 (REI)

2



- 1



2

Price: \$525,000 **Method:** Private Sale **Date:** 26/03/2025

Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788





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