

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 Marion Avenue, Brunswick West Vic 3055

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$1,315,000 Property Type House Suburb Brunswick West

Period - From 01/01/2024 to 31/03/2024 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	875 Park St BRUNSWICK WEST 3055	\$2,850,000	26/04/2024
2	87 Fenton St ASCOT VALE 3032	\$2,900,000	08/07/2024
3	46 Baroda St TRAVANCORE 3032	\$3,000,000	02/05/2024

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:

10/07/2024 16:10



Property Type: House (Res)

Land Size: 483 sqm approx

Agent Comments

Comparable Properties



875 Park St BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 26/04/2024

Property Type: House

Land Size: 623 sqm approx



87 Fenton St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$2,900,000

Method: Private Sale

Date: 08/07/2024

Property Type: House



46 Baroda St TRAVANCORE 3032 (REI)

Agent Comments



Price: \$3,000,000

Method: Sold Before Auction

Date: 02/05/2024

Property Type: House (Res)

Land Size: 640 sqm approx