

# Market Snapshot Marion Bay January

## 2024

Provided by Ray White Semaphore

### Total Sales by Quarter

	2024/23	2023/22	2022/21
Jan - Mar	—	3	8
Apr - Jun	1	6	6
Jul - Sep	4	3	7
Oct - Dec	—	4	4

### Median House Sale Price

# \$460,000

▲ 30.7% change vs. last year

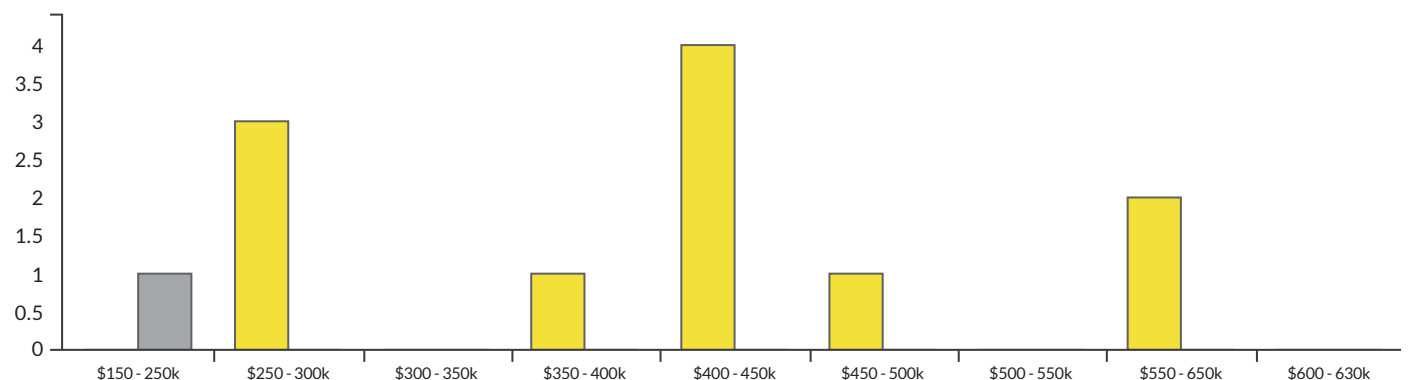
### Median Unit Sale Price

# \$170,000

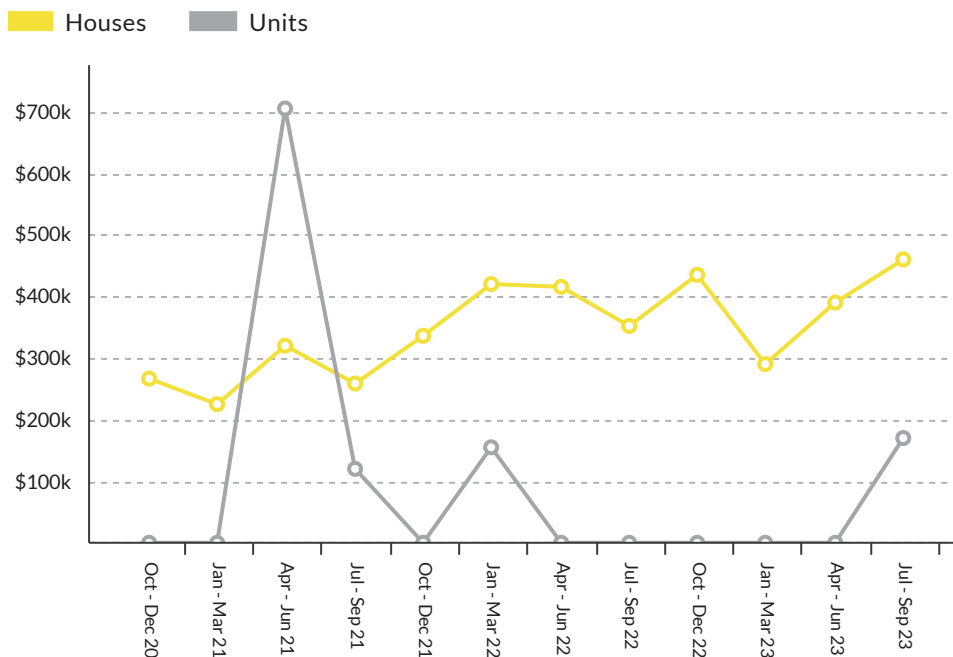
No change vs. last year

### Sales By Price Range (Oct 2022 – Sep 2023)

■ Houses ■ Units



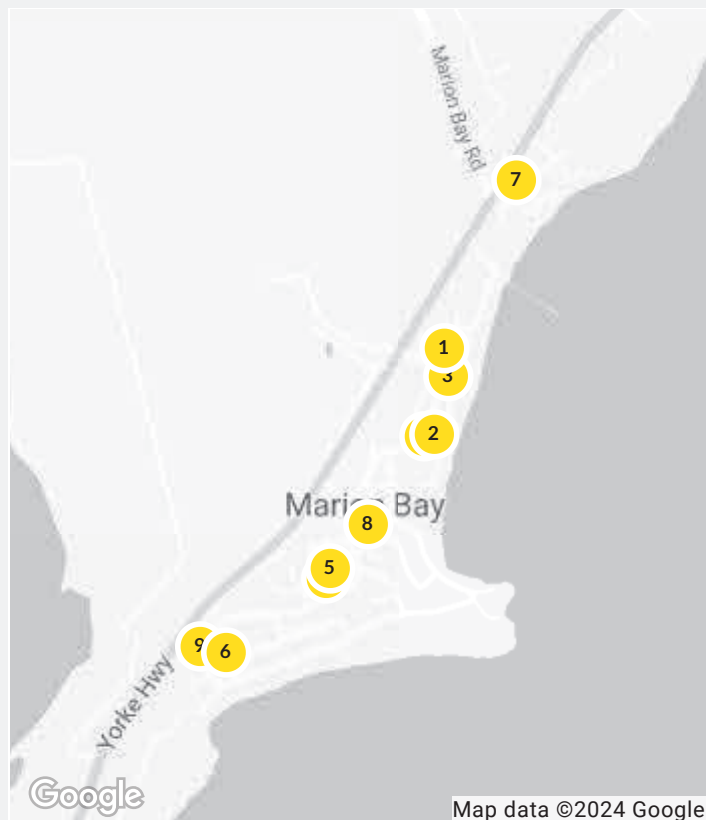
### Sold Median Price Trend



We hope you found this market update helpful. If you'd like any further information on the market please don't hesitate to get in touch.

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### Recent Market Sales in Marion Bay



No.	Address	Features	Price
1	14 Nelson Street, Marion B...	3 Beds, 1 Bath, 4 Cars	\$407k
2	47 Nelson Street, Marion B...	2 Beds, 1 Bath, 1 Car	\$255k
3	21 Nelson Street, Marion B...	3 Beds, 2 Baths, 2 C...	\$290k
4	54 Nelson Street, Marion B...	3 Beds, 1 Bath, 2 Cars	\$390k
5	8 Dotterel Street, Marion B...	4 Beds, 1 Bath, 1 Car	\$401k
6	11 Shearwater Crescent, M...	4 Beds, 2 Baths, 2 C...	\$630k
7	3 Dolphin Drive, Marion Bay	4 Beds, 2 Baths, 2 C...	\$460k
8	4/3 Waratah Avenue, Mario...	2 Beds, 1 Bath	\$170k
9	54 Osprey Drive, Marion Bay	2 Beds, 1 Bath, 1 Car	\$436k
10	15 Gannet Crescent, Mario...	3 Beds, 1 Bath, 1 Car	\$290k