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

613/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$300,000		&		\$320,000			
Median sale pr	rice							
Median price	\$477,000	Pro	operty Type	Unit			Suburb	Brunswick West
Period - From	09/03/2022	to	08/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	114/12 Olive York Way BRUNSWICK WEST 3055	\$310,000	20/12/2022
2	409/12 Olive York Way BRUNSWICK WEST 3055	\$305,000	16/11/2022
3	307/12 Olive York Way BRUNSWICK WEST 3055	\$300,000	30/01/2023

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:

09/03/2023 10:07









Property Type: Strata Unit/Flat **Land Size:** 45 sqm approx Agent Comments Indicative Selling Price \$300,000 - \$320,000 Median Unit Price 09/03/2022 - 08/03/2023: \$477,000

Comparable Properties



Method: Private Sale Date: 20/12/2022 Property Type: Apartment

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114/12 Olive York Way BRUNSWICK WEST

Agent Comments

Agent Comments

Agent Comments



409/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Price: \$305,000 Method: Private Sale Date: 16/11/2022 Property Type: Apartment

3055 (REI/VG)

Price: \$310,000

• 1



307/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)



Price: \$300,000 Method: Private Sale Date: 30/01/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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