

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$320,000

### Median sale price

Median price \$477,000 Property Type Unit Suburb Brunswick West

Period - From 09/03/2022 to 08/03/2023 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	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



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**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



**114/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)**

Agent Comments

1  
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 1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 20/12/2022

**Property Type:** Apartment



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

Agent Comments

1  
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 1

**Price:** \$305,000

**Method:** Private Sale

**Date:** 16/11/2022

**Property Type:** Apartment



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

Agent Comments

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**Price:** \$300,000

**Method:** Private Sale

**Date:** 30/01/2023

**Property Type:** Apartment