

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

417/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$490,000 & \$510,000

Median sale price

Median price \$475,500 Property Type Unit Suburb Brunswick West

Period - From 16/09/2018 to 15/09/2019 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	5/17 Moore St MOONEE PONDS 3039	\$495,000	29/07/2019
2	207/324 Pascoe Vale Rd ESSENDON 3040	\$488,000	06/05/2019
3	10/297 Pascoe Vale Rd ESSENDON 3040	\$456,000	24/05/2019

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:

16/09/2019 14:54



 2  2  1

Rooms: 3
Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price
\$490,000 - \$510,000
Median Unit Price
16/09/2018 - 15/09/2019: \$475,500

Comparable Properties



5/17 Moore St MOONEE PONDS 3039 (REI)

Agent Comments

 2  2  1

Price: \$495,000
Method: Private Sale
Date: 29/07/2019
Property Type: Apartment



207/324 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments

 2  2  1

Price: \$488,000
Method: Private Sale
Date: 06/05/2019
Property Type: Apartment



10/297 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments

 2  2  2

Price: \$456,000
Method: Private Sale
Date: 24/05/2019
Rooms: 4
Property Type: Apartment