# 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

dg03/8 Olive York Way, Brunswick West Vic 3055

## Indicative selling price

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Single price \$304,500

#### Median sale price

Median price	\$470,000	Pro	operty Type Unit	t	Suburb	Brunswick West
Period - From	01/01/2023	to	31/12/2023	Sour	rce 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.

Ado	dress of comparable property	Price	Date of sale
1	4/1 Ferriman St BRUNSWICK WEST 3055	\$305,000	19/12/2023
2	602/8 Olive York Way BRUNSWICK WEST 3055	\$295,000	06/01/2024
3	17/51 Buckley St MOONEE PONDS 3039	\$295,000	22/02/2024

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:

11/04/2024 09:16







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$304,500 Median Unit Price Year ending December 2023: \$470,000

# **Comparable Properties**



4/1 Ferriman St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$305,000 Method: Private Sale Date: 19/12/2023 Property Type: Unit



602/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)



Price: \$295,000 Method: Private Sale Date: 06/01/2024 Property Type: Apartment



17/51 Buckley St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$295,000 Method: Private Sale Date: 22/02/2024 Property Type: Unit

#### Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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