

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

G1/5 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

3/8 MURRAY STREET BRUNSWICK WEST VIC 3055	\$630,000	08-Oct-22
21D MCLEAN STREET BRUNSWICK WEST VIC 3055	\$640,000	02-Jul-22
7/28 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$659,000	17-Oct-22

OR

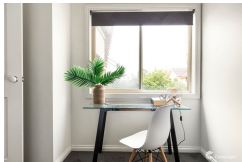
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 October 2022


**3/8 MURRAY STREET BRUNSWICK
WEST VIC 3055**

Sold Price

^{RS} **\$630,000** Sold Date **08-Oct-22**
 2  1  1

 Distance **0.42km**

**21D MCLEAN STREET BRUNSWICK
WEST VIC 3055**

Sold Price

^{RS} **\$640,000** Sold Date **02-Jul-22**
 2  1  1

 Distance **0.44km**

**7/28 MCLEAN STREET
BRUNSWICK WEST VIC 3055**

Sold Price

^{RS} **\$659,000** Sold Date **17-Oct-22**
 2  1  1

 Distance **0.45km**
RS = Recent sale

UN = Undisclosed Sale

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