

## 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

109/12 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) (\*Delete single price or range as applicable)

Single Price

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2018

to

31 Oct 2019

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

110/12 Olive York Way Brunswick West VIC 3055	\$445,000	18-Jun-19
6/1B Melville Road Brunswick West VIC 3055	\$435,000	26-Oct-19
211/92-108 Cade Way Parkville VIC 3052	\$435,000	02-Nov-19

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: 27 November 2019

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110/12 Olive York Way Brunswick  
West VIC 3055

2 1 1

Sold Price

**\$445,000**

Sold Date

**18-Jun-19**

Distance

-



6/1B Melville Road Brunswick West  
VIC 3055

2 1 1

Sold Price

<sup>RS</sup> **\$435,000**

Sold Date

**26-Oct-19**

Distance

**1.07km**

211/92-108 Cade Way Parkville VIC  
3052

2 1 1

Sold Price

Sold Date

**02-Nov-19**

Distance

**2.12km****RS** = Recent sale**UN** = Undisclosed Sale

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