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	G14/8 Olive York Way, Brunswick West Vic 3055
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$315,000	&	\$330,000
hange between	φ515,000	α	φ330,000

Median sale price

Median price	\$547,000	Pro	perty Type U	nit		Suburb	Brunswick West
Period - From	01/01/2021	to	31/03/2021	Sc	urce	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

Address of comparable property		Price	Date of sale
1	313/8 Olive York Way BRUNSWICK WEST 3055	\$315,000	18/03/2021
2	LG3/8 Olive York Way BRUNSWICK WEST 3055	\$316,000	12/02/2021
3	G04/8 Olive York Way BRUNSWICK WEST 3055	\$315,000	12/02/2021

OR

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

This Statement of Information was prepared on:	24/06/2021 16:32





Michael Fava 98292937 0419167934

mfava@melbournerealestate.com.au

\$315,000 - \$330,000 **Median Unit Price**

March quarter 2021: \$547,000

Indicative Selling Price

Agent Comments

Property Type: Strata Unit/Flat

Land Size: 54.7sqm sqm approx

1 BEDROOM 1 BATHROOM 1 CARPARK 1 BIKE RACK 1 STORAGE APARTMENT AREA 45.1M2 BALCONY 9.6M2 TOTAL 54.7M2

Agent Comments

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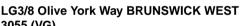
Comparable Properties



313/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)

Price: \$315,000 Method: Private Sale Date: 18/03/2021

Property Type: Apartment



3055 (VG)



Price: \$316,000 Method: Sale Date: 12/02/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Dwelling



G04/8 Olive York Way BRUNSWICK WEST

3055 (VG)

Price: \$315,000 Method: Sale

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Dwelling

Date: 12/02/2021

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



