

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

G14/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$315,000 & \$330,000

Median sale price

Median price \$547,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2021 to 31/03/2021 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	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 comparable properties 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



Property Type: Strata Unit/Flat
Land Size: 54.7sqm sqm approx

Agent Comments

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

Indicative Selling Price

\$315,000 - \$330,000

Median Unit Price

March quarter 2021: \$547,000

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

LG3/8 Olive York Way BRUNSWICK WEST 3055 (VG) Agent Comments



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) Agent Comments



Price: \$315,000

Method: Sale

Date: 12/02/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling