

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

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

Single price

\$299,700

Median sale price

Median price

\$477,500

Property Type

Unit

Suburb

Brunswick West

Period - From

01/04/2023

to

31/03/2024

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 | 17/51 Buckley St MOONEE PONDS 3039 | \$295,000 | 22/02/2024 |
| 2 | 602/8 Olive York Way BRUNSWICK WEST 3055 | \$295,000 | 06/01/2024 |
| 3 | 7/31 Raleigh St ESSENDON 3040 | \$285,000 | 22/01/2024 |

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:

07/06/2024 15:23



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$299,700

Median Unit Price

Year ending March 2024: \$477,500

Comparable Properties



17/51 Buckley St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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Price: \$295,000

Method: Private Sale

Date: 22/02/2024

Property Type: Unit



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

Agent Comments

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Price: \$295,000

Method: Private Sale

Date: 06/01/2024

Property Type: Apartment



7/31 Raleigh St ESSENDON 3040 (REI/VG)

Agent Comments

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Price: \$285,000

Method: Private Sale

Date: 22/01/2024

Property Type: Unit

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