## 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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$299,700

#### Median sale price

Median price	\$477,500	Pro	perty Type Unit	:	Suburb	Brunswick West
Period - From	01/04/2023	to	31/03/2024	Sourc	e 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.

Add	lress 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







**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)



Price: \$295,000 Method: Private Sale Date: 22/02/2024 Property Type: Unit



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



Price: \$295,000 Method: Private Sale Date: 06/01/2024 Property Type: Apartment



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



EI/VG) Agent Comments

Price: \$285,000 Method: Private Sale Date: 22/01/2024 Property Type: Unit

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





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Agent Comments