

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

713/3 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$500,000

 &

\$540,000

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	A205/460 Victoria St BRUNSWICK 3056	\$520,000	29/05/2024
2	511/1 Olive York Way BRUNSWICK WEST 3055	\$520,000	10/12/2023
3	302/358 Moreland Rd BRUNSWICK WEST 3055	\$500,000	11/04/2024

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:

06/06/2024 14:40



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Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$500,000 - \$540,000
Median Unit Price
 Year ending March 2024: \$477,500

Comparable Properties



A205/460 Victoria St BRUNSWICK 3056 (REI) Agent Comments

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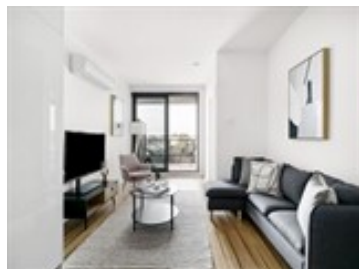
Price: \$520,000
Method: Private Sale
Date: 29/05/2024
Property Type: Apartment



511/1 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)

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Price: \$520,000
Method: Private Sale
Date: 10/12/2023
Property Type: Apartment



302/358 Moreland Rd BRUNSWICK WEST 3055 Agent Comments (VG)

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Price: \$500,000
Method: Sale
Date: 11/04/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Whitefox Real Estate | P: 96459699



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