

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

411/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

406/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$400,500	16-Jan-25
302/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$426,000	13-Jan-25
7/48-50 EVANS STREET MOONEE PONDS VIC 3039	\$430,000	26-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 24 March 2025


**406/2 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price

\$400,500

Sold Date

16-Jan-25

Distance

0.09km

**302/8 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price

\$426,000

Sold Date

13-Jan-25

Distance

0.12km

**7/48-50 EVANS STREET MOONEE
PONDS VIC 3039**

 2
  1
  1

Sold Price

^{RS} **\$430,000**

Sold Date

26-Feb-25

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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