

# 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 406/8 Olive York Way, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$435,000 & \$465,000

### Median sale price

Median price \$479,000 Property Type Unit Suburb Brunswick West

Period - From 21/05/2023 to 20/05/2024 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	302/3 Duggan St BRUNSWICK WEST 3055	\$455,000	26/02/2024
2	G6/1 Olive York Way BRUNSWICK WEST 3055	\$446,000	27/02/2024
3	407/12 Olive York Way BRUNSWICK WEST 3055	\$445,000	14/05/2024

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: 21/05/2024 17:47



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000 - \$465,000

Median Unit Price

21/05/2023 - 20/05/2024: \$479,000

## Comparable Properties



302/3 Duggan St BRUNSWICK WEST 3055  
(REI/VG)

Agent Comments

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Price: \$455,000

Method: Private Sale

Date: 26/02/2024

Property Type: Apartment



G6/1 Olive York Way BRUNSWICK WEST 3055  
(REI/VG)

Agent Comments

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Price: \$446,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



407/12 Olive York Way BRUNSWICK WEST  
3055 (REI)

Agent Comments

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Price: \$445,000

Method: Private Sale

Date: 14/05/2024

Property Type: Apartment

Land Size: 7.40 sqm approx

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