

# 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

114/12 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 \$295,000

&

\$324,500

### Median sale price

Median price \$470,000

Property Type Unit

Suburb Brunswick West

Period - From 01/07/2022

to 30/09/2022

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	8/40 Cumming St BRUNSWICK WEST 3055	\$395,000	25/11/2022
2	203/2-4 Murray St BRUNSWICK WEST 3055	\$360,000	17/11/2022
3	409/12 Olive York Way BRUNSWICK WEST 3055	\$305,000	16/11/2022

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:

12/12/2022 11:33



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$295,000 - \$324,500

Median Unit Price

September quarter 2022: \$470,000

## Comparable Properties



8/40 Cumming St BRUNSWICK WEST 3055 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$395,000

Method: Private Sale

Date: 25/11/2022

Property Type: Apartment



203/2-4 Murray St BRUNSWICK WEST 3055 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$360,000

Method: Private Sale

Date: 17/11/2022

Property Type: Apartment



409/12 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$305,000

Method: Private Sale

Date: 16/11/2022

Property Type: Apartment