

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

806/1 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$460,000

 &

\$495,000

Median sale price

Median price

\$482,500

 Property Type

Unit

 Suburb

Brunswick West

Period - From

01/10/2023

 to

30/09/2024

 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	706/3 Olive York Way BRUNSWICK WEST 3055	\$482,750	22/11/2024
2	810/3 Olive York Way BRUNSWICK WEST 3055	\$460,000	19/09/2024
3	211/1 Olive York Way BRUNSWICK WEST 3055	\$485,000	10/09/2024

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:

17/12/2024 10:12

Joseph Falso
0401 836 149
joseph@whitefoxrealestate.com.au



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$495,000

Median Unit Price

Year ending September 2024: \$482,500

Comparable Properties



706/3 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments

2 2 1

Price: \$482,750

Method: Private Sale

Date: 22/11/2024

Property Type: Apartment



810/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 19/09/2024

Property Type: Unit



211/1 Olive York Way BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 10/09/2024

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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