

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

LG6/12 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$489,000

Property Type Unit

Suburb Brunswick West

Period - From 30/11/2020

to

29/11/2021

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	16/12 Olive York Way BRUNSWICK WEST 3055	\$320,000	24/07/2021
2	104/8 Olive York Way BRUNSWICK WEST 3055	\$305,000	22/06/2021
3	G14/8 Olive York Way BRUNSWICK WEST 3055	\$300,000	26/10/2021

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:

30/11/2021 16:09



Property Type: Unit/Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

30/11/2020 - 29/11/2021: \$489,000

Comparable Properties

16/12 Olive York Way BRUNSWICK WEST 3055 Agent Comments
(VG)



Price: \$320,000

Method: Sale

Date: 24/07/2021

Property Type: Strata Unit/Flat



104/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments
(REI/VG)



Price: \$305,000

Method: Private Sale

Date: 22/06/2021

Property Type: Apartment



G14/8 Olive York Way BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 26/10/2021

Property Type: Apartment

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