

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

212/3 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/10/2024

to

31/12/2024

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	802/333 Ascot Vale Rd MOONEE PONDS 3039	\$412,500	03/03/2025
2	G9/5 Olive York Way BRUNSWICK WEST 3055	\$450,000	19/09/2024
3			

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:

13/03/2025 14:02



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
December quarter 2024: \$560,000

Comparable Properties



802/333 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Agent Comments

1 1 1

Price: \$412,500
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment

G9/5 Olive York Way BRUNSWICK WEST 3055 (VG)

Agent Comments

2 - -

Price: \$450,000
Method: Sale
Date: 19/09/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit

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.