

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

G11/3 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range  
Single  
between

Price &

\$420,000

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Brunswick West

Period-from

12 Mar 2023

to

13 Sep 2023

Source

Corelogic

### 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 6 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

106/21 LETHBRIDGE STREET MOONEE PONDS VIC 3039

\$440,000

26-May-23

411/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

\$409,000

09-Aug-23

22/80 HOPETOUN AVENUE BRUNSWICK WEST VIC 3055

\$430,000

23-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 13 September 2023



**106/21 LETHBRIDGE STREET  
MOONEE PONDS VIC 3039**

2 1 1

Sold Price **\$440,000** Sold Date **26-May-23**

Distance **1.13km**



**411/2 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price <sup>RS</sup> **\$409,000** Sold Date **09-Aug-23**

Distance **0.07km**



**22/80 HOPETOUN AVENUE  
BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **\$430,000** Sold Date **23-Mar-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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