# 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

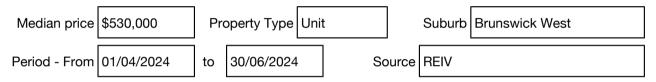
707/3 Olive York Way, Brunswick West Vic 3055

## Indicative selling price

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Single price \$450,000

#### Median sale price



## 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	208/5 Olive York Way BRUNSWICK WEST 3055	\$435,000	02/07/2024
2	407/12 Olive York Way BRUNSWICK WEST 3055	\$445,000	14/05/2024
3	409/1 Olive York Way BRUNSWICK WEST 3055	\$440,000	22/03/2024

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:

30/07/2024 10:07









Property Type: Apartment Agent Comments Indicative Selling Price \$450,000 Median Unit Price June quarter 2024: \$530,000

# **Comparable Properties**



208/5 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$435,000 Method: Private Sale Date: 02/07/2024 Property Type: Apartment



407/12 Olive York Way BRUNSWICK WEST 3055 (REI) Agent Comments



Method: Private Sale Date: 14/05/2024 Property Type: Apartment Land Size: 7.40 sqm approx



409/1 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)



Price: \$440,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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