

103/2 Olive York Way, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$410,000 - \$430,000

Median House Price

December quarter 2023: \$520,000

Comparable Properties



106/2 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$423,000

Method: Private Sale

Date: 13/02/2024

Property Type: Unit

Agent Comments: Same complex/building Similar size
Smaller balcony Comparable property



211/480 Albion Street, Brunswick West 3055 (REI)

2 Bed 1 Bath 1 Car

Price: \$410,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment

Agent Comments: Comparable complex/building/location
Similar size Smaller balcony Comparable property



205/2 Olive York Way, Brunswick West 3055 (VG)

2 Bed 1 Bath 1 Car

Price: \$405,000

Method: Sale

Date: 12/12/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments: Same complex/building Similar size
Smaller balcony Inferior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

103/2 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$520,000 Unit x Suburb Brunswick West

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
106/2 Olive York Way, BRUNSWICK WEST 3055	\$423,000	13/02/2024
211/480 Albion Street, BRUNSWICK WEST 3055	\$410,000	22/03/2024
205/2 Olive York Way, BRUNSWICK WEST 3055	\$405,000	12/12/2023

This Statement of Information was prepared on:

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