

## 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

LG6/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 2024

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

104/9 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$585,000	15-Jun-23
501/12 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$591,500	02-May-23
5/46 MURRAY STREET BRUNSWICK WEST VIC 3055	\$580,000	15-Dec-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: 23 February 2024


**104/9 DUGGAN STREET  
BRUNSWICK WEST VIC 3055**

 2
  2
  1

Sold Price **\$585,000** Sold Date **15-Jun-23**

Distance **0km**


**501/12 OLIVE YORK WAY  
BRUNSWICK WEST VIC 3055**

 2
  2
  1

Sold Price **\$591,500** Sold Date **02-May-23**

Distance **0km**


**5/46 MURRAY STREET  
BRUNSWICK WEST VIC 3055**

 2
  2
  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **15-Dec-23**

Distance **0.12km**


**6/46 MURRAY STREET  
BRUNSWICK WEST VIC 3055**

 2
  2
  1

Sold Price **\$585,000** Sold Date **14-Apr-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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