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308/2 Olive York Way, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit Indicative Selling Price \$440,000 - \$475,000 Median House Price December quarter 2024: \$560,000

Comparable Properties



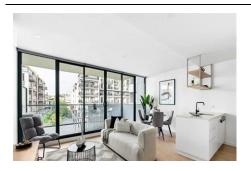
706/3 Olive York Way, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car Price: \$482,750 Method: Private Sale Date: 22/11/2024 Property Type: Apartment Agent Comments: Comparable location Higher floor but close to freeway wall Smaller property Newer building Comparable property



402/2 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$450,000 Method: Private Sale Date: 23/09/2024 Property Type: Unit Agent Comments: Same building Smaller property Larger balcony Comparable property



304/3 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$490,000 Method: Private Sale Date: 11/09/2024 Property Type: Apartment Agent Comments: Comparable location Good aspect and larger balcony Smaller property Newer building Superior 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
 308/2 Olive York Way, Brunswick West Vic 3055

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

 Range between
 \$440,000
 \$475,000

Median sale price

Median price			Unit	x	:	Suburb	Bruns	wick West	
Period - From	01/10/2024	to	31/12/2	2024		s	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
706/3 Olive York Way, BRUNSWICK WEST 3055	\$482,750	22/11/2024
402/2 Olive York Way, BRUNSWICK WEST 3055	\$450,000	23/09/2024
304/3 Olive York Way, BRUNSWICK WEST 3055	\$490,000	11/09/2024

This Statement of Information was prepared on:

18/02/2025 10:36



This guide must not be taken as legal advice.