

## 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
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$560,000 Unit x Suburb Brunswick West

Period - From 01/10/2024 to 31/12/2024 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:

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