

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

313/8 Olive York Way Brunswick West VIC 3055

Indicative selling price

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

Single Price

\$338,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2020

to

31 Jan 2021

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

216/3 Duggan Street Brunswick West VIC 3055	\$360,000	28-Jan-21
312/8 Olive York Way Brunswick West VIC 3055	\$325,000	05-Dec-20
602/8 Olive York Way Brunswick West VIC 3055	\$399,500	17-Oct-20

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: 22 February 2021



216/3 Duggan Street Brunswick West VIC 3055

1 1 1

Sold Price

^{RS} **\$360,000** Sold Date **28-Jan-21**

Distance -



312/8 Olive York Way Brunswick West VIC 3055

1 1 1

Sold Price

^{RS} **\$325,000** Sold Date **05-Dec-20**

Distance -



602/8 Olive York Way Brunswick West VIC 3055

1 1 1

Sold Price

\$399,500 Sold Date **17-Oct-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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