

# 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

LG2/8 Olive York Way, Brunswick West Vic 3055

### 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

&

\$480,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/10/2021

to

30/09/2022

Source

REIV

### 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 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
1	11/4a Duggan St BRUNSWICK WEST 3055	\$480,000	03/08/2022
2	2/35 Murray St BRUNSWICK WEST 3055	\$475,000	17/09/2022
3	109/8 Olive York Way BRUNSWICK WEST 3055	\$410,000	09/06/2022

**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 six months.~~

This Statement of Information was prepared on:

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**Property Type:** Apartment  
**Land Size:** 120 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
Year ending September 2022: \$500,000

## Comparable Properties



**11/4a Duggan St BRUNSWICK WEST 3055 (VG)**

**Agent Comments**

2 - -

**Price:** \$480,000  
**Method:** Sale  
**Date:** 03/08/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**2/35 Murray St BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$475,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** Unit



**109/8 Olive York Way BRUNSWICK WEST 3055 (VG)**

**Agent Comments**

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**Price:** \$410,000  
**Method:** Sale  
**Date:** 09/06/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling