

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

411/3 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

or range
between

\$385,000

&

\$423,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,250

Property type

Unit

Suburb

Brunswick West

Period-from

01 May 2024

to

30 Apr 2025

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

406/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055	\$400,500	16-Jan-25
3/444 ALBION STREET BRUNSWICK WEST VIC 3055	\$401,000	08-Apr-25

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: 01 May 2025


**406/2 OLIVE YORK WAY
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price **\$400,500** Sold Date **16-Jan-25**

Distance **0.09km**


**3/444 ALBION STREET
BRUNSWICK WEST VIC 3055**

 2
  1
  1

Sold Price ^{RS} **\$401,000** ^{UN} Sold Date **08-Apr-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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