

# 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

511/3 Olive York Way, Brunswick West Vic 3055

### Indicative selling price

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

Single price

\$385,000

### Median sale price

Median price

\$466,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/07/2024

to

30/09/2024

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	707/3 Olive York Way BRUNSWICK WEST 3055	\$410,000	19/08/2024
2	1315/40 Hall St MOONEE PONDS 3039	\$420,000	16/08/2024
3	709/40 Hall St MOONEE PONDS 3039	\$430,000	02/07/2024

**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:

19/11/2024 16:46

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1 1 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$385,000  
Median Unit Price  
September quarter 2024: \$466,000

## Comparable Properties



707/3 Olive York Way BRUNSWICK WEST 3055 (REI/VG) Agent Comments

1 1 1

Price: \$410,000  
Method: Private Sale  
Date: 19/08/2024  
Property Type: Apartment



1315/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000  
Method: Private Sale  
Date: 16/08/2024  
Property Type: Apartment



709/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000  
Method: Private Sale  
Date: 02/07/2024  
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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