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

302/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$435,000		&		\$465,000)				
Median sale pi	rice									
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Brunswick West		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	407/12 Olive York Way BRUNSWICK WEST 3055	\$445,000	14/05/2024
2	409/1 Olive York Way BRUNSWICK WEST 3055	\$440,000	22/03/2024
3	G6/1 Olive York Way BRUNSWICK WEST 3055	\$446,000	27/02/2024

OR

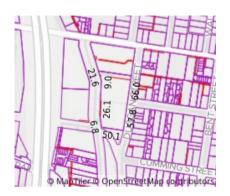
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/08/2024 10:45









Property Type: Apartment Agent Comments

Indicative Selling Price \$435,000 - \$465,000 Median Unit Price June quarter 2024: \$530,000

Comparable Properties



407/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)



Price: \$445,000 Method: Private Sale Date: 14/05/2024 Property Type: Apartment Land Size: 7.40 sqm approx

409/1 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)

Agent Comments



Price: \$440,000 Method: Private Sale Date: 22/03/2024 Property Type: Apartment



G6/1 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)



Price: \$446,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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