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

406/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$440,000		&		\$480,000					
Median sale p	rice									
Median price	\$476,000	Pro	operty Type	Unit			Suburb	Brunswick West		
Period - From	06/05/2023	to	05/05/2024		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.

Add	dress of comparable property	Price	Date of sale
1	314/5 Olive York Way BRUNSWICK WEST 3055	\$470,000	28/12/2023
2	302/3 Duggan St BRUNSWICK WEST 3055	\$455,000	26/02/2024
3	408/8 Olive York Way BRUNSWICK WEST 3055	\$455,000	10/11/2023

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:

06/05/2024 13:34









Property Type: Apartment Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price 06/05/2023 - 05/05/2024: \$476,000

Comparable Properties



314/5 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)



Price: \$470,000 Method: Private Sale Date: 28/12/2023 Property Type: Apartment



302/3 Duggan St BRUNSWICK WEST 3055 (REI) Agent Comments



Price: \$455,000 Method: Private Sale Date: 26/02/2024 Property Type: Apartment



408/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI/VG)



Price: \$455,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment

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





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