

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

208/5 Olive York Way, Brunswick West Vic 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$445,000

 &

\$475,000

Median sale price

Median price

\$471,500

 Property Type

Unit

 Suburb

Brunswick West

Period - From

09/04/2023

 to

08/04/2024

 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	302/3 Duggan St BRUNSWICK WEST 3055	\$455,000	26/02/2024
2	G6/1 Olive York Way BRUNSWICK WEST 3055	\$446,000	27/02/2024
3	409/1 Olive York Way BRUNSWICK WEST 3055	\$440,000	22/03/2024

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:

09/04/2024 10:53



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$445,000 - \$475,000

Median Unit Price

09/04/2023 - 08/04/2024: \$471,500

Comparable Properties



302/3 Duggan St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 26/02/2024

Property Type: Apartment



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

Agent Comments



Price: \$446,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



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

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment

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