

4/2 Olive York Way, Brunswick West Vic 3055



3 Bed 2 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$630,000 - \$680,000
Median House Price
 Year ending December 2023:
 \$470,000

Comparable Properties



11/7 Hall Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 1 Car
Price: \$645,000
Method: Private Sale
Date: 27/01/2024
Rooms: 4
Property Type: Apartment
Agent Comments: Large three bedroom apartment on of only 16 in the block.



3/140 Pascoe Vale Road, Moonee Ponds 3039 (REI)

3 Bed 1 Bath 2 Car
Price: \$645,000
Method: Private Sale
Date: 23/02/2024
Property Type: Unit
Agent Comments: Freshly presented 3 bedroom apartment above a shop front



2/393 Moreland Road, Coburg 3058 (VG)

3 Bed 1 Bath 1 Car
Price: \$625,000
Method: Sale
Date: 31/10/2023
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Older style development located on a main road.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4/2 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$470,000 Unit x Suburb Brunswick West

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
11/7 Hall Street, MOONEE PONDS 3039	\$645,000	27/01/2024
3/140 Pascoe Vale Road, MOONEE PONDS 3039	\$645,000	23/02/2024
2/393 Moreland Road, COBURG 3058	\$625,000	31/10/2023

This Statement of Information was prepared on:

10/04/2024 20:07