

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

401/12 OLIVE YORK WAY BRUNSWICK WEST VIC 3055

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

104/9 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$585,000	15-Jun-23
3/46 MURRAY STREET BRUNSWICK WEST VIC 3055	\$580,000	13-Oct-23
205/446 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$575,000	26-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 11 November 2023

 <p>MRE</p> <p>BOOK AN INSPECTION Book an inspection of this property today. It's the best way to see the property in person and get a feel for the area. Call your agent or visit the property page for more information.</p> <p>DISCOVER THE BEST TIME To help you decide when to buy, we've analysed the market and found the best time to buy. Call your agent for more information.</p> <p>BEWIS WARNING Bewis is a registered trademark of the Australian Property Institute (API). Bewis is a registered trademark of the Australian Property Institute (API).</p> <p>CURIOUS ABOUT THE NEIGHBOURHOOD? Curious about the neighbourhood? Call your agent for more information.</p>	104/9 DUGGAN STREET BRUNSWICK WEST VIC 3055	Sold Price	\$585,000	Sold Date	15-Jun-23
				Distance	0km
	3/46 MURRAY STREET BRUNSWICK WEST VIC 3055	Sold Price	^{RS} \$580,000 ^{UN}	Sold Date	13-Oct-23
				Distance	0.12km
	205/446 MORELAND ROAD BRUNSWICK WEST VIC 3055	Sold Price	\$575,000	Sold Date	26-Jun-23
				Distance	0.77km

RS = Recent sale

UN = Undisclosed Sale

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