

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$470,000 Property Type Unit Suburb Brunswick West

Period - From 16/04/2023 to 15/04/2024 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	508/316 Pascoe Vale Rd ESSENDON 3040	\$465,000	22/12/2023
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: 16/04/2024 20:49



2   
 1   
 1

**Property Type:** Apartment/Unit

Agent Comments

**Indicative Selling Price**

\$450,000 - \$480,000

**Median Unit Price**

16/04/2023 - 15/04/2024: \$470,000

## Comparable Properties



**508/316 Pascoe Vale Rd ESSENDON 3040**  
(REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 22/12/2023

**Rooms:** 3

**Property Type:** Apartment



**302/3 Duggan St BRUNSWICK WEST 3055**  
(REI)

Agent Comments

2   
 1   
 1

**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)

2   
 1   
 1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** Apartment