

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

409/1 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jan 2023

to

31 Dec 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

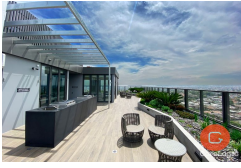
Date of sale

217/51 HOMER STREET MOONEE PONDS VIC 3039	\$495,000	03-Oct-23
7/12 ALLARD STREET BRUNSWICK WEST VIC 3055	\$495,000	10-Oct-23
11/5 ALLARD STREET BRUNSWICK WEST VIC 3055	\$480,000	11-Oct-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: 29 January 2024



**217/51 HOMER STREET MOONEE
PONDS VIC 3039**

Sold Price

\$495,000

Sold Date

03-Oct-23

 2  1  1

Distance

1.77km



**7/12 ALLARD STREET BRUNSWICK
WEST VIC 3055**

Sold Price

Sold Date

10-Oct-23

 2  1  1

Distance

1.16km



**11/5 ALLARD STREET BRUNSWICK
WEST VIC 3055**

Sold Price

\$480,000

Sold Date

11-Oct-23

 2  1  1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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