

# 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 413/8 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 \$315,000 & \$330,000

### Median sale price

Median price \$469,500 Property Type Unit Suburb Brunswick West

Period - From 01/01/2024 to 31/03/2024 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	311/8 Olive York Way BRUNSWICK WEST 3055	\$330,000	19/06/2024
2	G13/8 Olive York Way BRUNSWICK WEST 3055	\$315,000	12/01/2024
3	13/8 Olive York Way BRUNSWICK WEST 3055	\$315,000	12/01/2024

**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: 24/06/2024 09:53



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$315,000 - \$330,000

Median Unit Price

March quarter 2024: \$469,500

## Comparable Properties



311/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$330,000

Method: Private Sale

Date: 19/06/2024

Property Type: Apartment

G13/8 Olive York Way BRUNSWICK WEST 3055 (VG) Agent Comments



Price: \$315,000

Method: Sale

Date: 12/01/2024

Property Type: Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling



13/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$315,000

Method: Private Sale

Date: 12/01/2024

Property Type: Apartment