

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

705/3 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

\$489,000

Property type

Unit

Suburb

Brunswick West

Period-from

01 Jul 2022

to

30 Jun 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

106/8-38 PERCY STREET BRUNSWICK VIC 3056	\$505,000	01-Apr-23
4/129 MELVILLE ROAD BRUNSWICK WEST VIC 3055	\$505,000	21-Feb-23
1/7 ALLARD STREET BRUNSWICK WEST VIC 3055	\$477,000	21-Apr-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: 07 July 2023



**106/8-38 PERCY STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$505,000** Sold Date **01-Apr-23**

Distance **1.93km**



**4/129 MELVILLE ROAD
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price Sold Date **21-Feb-23**

Distance **0.49km**



**1/7 ALLARD STREET BRUNSWICK
WEST VIC 3055**

 2  1  1

Sold Price ^{RS} **\$477,000** Sold Date **21-Apr-23**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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