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

dg03/8 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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of the meaning of this	p1100 300	00115011101.v10.gov.u	and guoting

Single price \$330,000

Median sale price

Median price	\$470,000	Pro	perty Type Uni	t	Suburk	Brunswick West
Period - From	01/01/2023	to	31/12/2023	Sou	Irce 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.

Add	dress of comparable property	Price	Date of sale
1	13/8 Olive York Way BRUNSWICK WEST 3055	\$315,000	12/01/2024
2	205/5 Olive York Way BRUNSWICK WEST 3055	\$312,000	21/12/2023
3	507/12 Olive York Way BRUNSWICK WEST 3055	\$310,000	06/10/2023

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:

01/02/2024 15:05







Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$330,000 Median Unit Price Year ending December 2023: \$470,000

Comparable Properties



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



Price: \$315,000 Method: Private Sale Date: 12/01/2024 Property Type: Apartment



205/5 Olive York Way BRUNSWICK WEST 3055 Agent Comments (REI)



Price: \$312,000 Method: Private Sale Date: 21/12/2023 Property Type: Apartment



507/12 Olive York Way BRUNSWICK WEST 3055 (REI/VG)



Price: \$310,000 Method: Private Sale Date: 06/10/2023 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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Agent Comments