

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

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$330,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Brunswick West

Period - From

01/01/2023

to

31/12/2023

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	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



1
 1
 1

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)

1
 1
 1

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



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

1
 1
 1

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



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

1
 1
 1

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

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