

# 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

G9/5 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

\$460,000

&

\$500,000

### Median sale price

Median price

\$465,000

Property type

Unit

Suburb

Brunswick West

Period - From

01/03/2024

to

31/05/2024

Source



### 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
513/5 Olive York Way, Brunswick West, VIC 3055	\$465,000	23/05/2024
108/480 Albion Street, Brunswick West, VIC 3055	\$462,000	23/05/2024
302/358 Moreland Road, Brunswick West, VIC 3055	\$500,000	16/04/2024

**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: 07/06/2024