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<br>Including suburb and postcode | 209/2 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 | $395,000 | & | $405,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $462,500 | Property type | Unit | Suburb | Brunswick West |
| Period-from | 01 Nov 2022 | to | 31 Oct 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 |
|---|---|---|
| 101/480 ALBION STREET BRUNSWICK WEST VIC 3055 | $407,000 | 28-Jul-23 |
| 411/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055 | $409,000 | 09-Aug-23 |
| 408/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055 | $455,000 | 10-Nov-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: 30 November 2023

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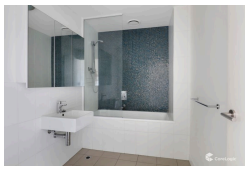


**101/480 ALBION STREET BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **$407,000** Sold Date **28-Jul-23**

Distance **0.02km**

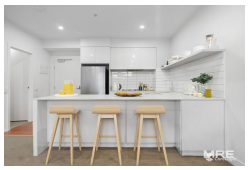


**411/2 OLIVE YORK WAY BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price **$409,000** Sold Date **09-Aug-23**

Distance **0.02km**



**408/8 OLIVE YORK WAY BRUNSWICK WEST VIC 3055**

2 1 1

Sold Price RS **$455,000** Sold Date **10-Nov-23**

Distance **0.06km**

**RS** = Recent sale **UN** = Undisclosed Sale

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