308/2 Olive York Way, Brunswick West Vic 3055



2 Bed 1 Bath 1 Car
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit
Indicative Selling Price
$450,000
Median House Price
December quarter 2024: $560,000

Comparable Properties



706/3 Olive York Way, Brunswick West 3055 (REI)

2 Bed 2 Bath 1 Car
Price: $482,750
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment
Agent Comments: Comparable location Higher floor but close to freeway wall Smaller property Newer building Comparable property



402/2 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $450,000
Method: Private Sale
Date: 23/09/2024
Property Type: Unit
Agent Comments: Same building Smaller property Larger balcony Comparable property



304/3 Olive York Way, Brunswick West 3055 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $490,000
Method: Private Sale
Date: 11/09/2024
Property Type: Apartment
Agent Comments: Comparable location Good aspect and larger balcony Smaller property Newer building Superior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 308/2 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Single price: $450,000

Median sale price

Median price: $560,000 Unit: x Suburb: Brunswick West

Period - From: 01/10/2024 to: 31/12/2024 Source: REIV

Comparable property sales

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
706/3 Olive York Way, BRUNSWICK WEST 3055	$482,750	22/11/2024
402/2 Olive York Way, BRUNSWICK WEST 3055	$450,000	23/09/2024
304/3 Olive York Way, BRUNSWICK WEST 3055	$490,000	11/09/2024

This Statement of Information was prepared on: 20/03/2025

This guide must not be taken as legal advice.