

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 504/12 Olive York Way, Brunswick West Vic 3055

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Brunswick West

Period - From 01/01/2019 to 31/12/2019 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	417/8 Olive York Way BRUNSWICK WEST 3055	\$480,000	13/02/2020
2	109/12 Olive York Way BRUNSWICK WEST 3055	\$425,000	10/01/2020
3	B109/12 Olive York Way BRUNSWICK WEST 3055		10/01/2020

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: 09/04/2020 12:04



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending December 2019: \$460,000

Comparable Properties



417/8 Olive York Way BRUNSWICK WEST 3055 Agent Comments
(REI/VG)



Price: \$480,000
Method: Private Sale
Date: 13/02/2020
Rooms: 5
Property Type: Apartment

109/12 Olive York Way BRUNSWICK WEST 3055 (VG) Agent Comments



Price: \$425,000
Method: Sale
Date: 10/01/2020
Property Type: Strata Unit/Flat
Land Size: 7620 sqm approx



B109/12 Olive York Way BRUNSWICK WEST 3055 (REI) Agent Comments



Price:
Method: Private Sale
Date: 10/01/2020
Rooms: 3
Property Type: Apartment