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	507/2 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	$425,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Brunswick West
Period-from	01 Jun 2020	to	31 May 2021	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
101/1 Duggan Street Brunswick West VIC 3055	$455,000	10-Jul-20
211/480 Albion Street Brunswick West VIC 3055	$430,000	20-Nov-20
3/1 Duggan Street Brunswick West VIC 3055	$429,000	01-Nov-20

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: 21 June 2021

Kial Jarred
M 0451199168
E kial.jarred@xynergy.com.au



101/1 Duggan Street Brunswick West VIC 3055

2 1 1

Sold Price **$455,000** Sold Date **10-Jul-20**

Distance **-**



211/480 Albion Street Brunswick West VIC 3055

2 1 1

Sold Price **$430,000** Sold Date **20-Nov-20**

Distance **-**



3/1 Duggan Street Brunswick West VIC 3055

2 1 1

Sold Price **$429,000** Sold Date **01-Nov-20**

Distance **-**

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

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