

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and buildings. In the top right corner, there is a yellow rectangular box containing the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

510/3 OLIVE YORK WAY, BRUNSWICK WEST, VIC 3055  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



510/3 OLIVE YORK WAY, BRUNSWICK

2 1 1

## Indicative Selling Price

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

Price Range:

**\$500,000 to 525,000**

Provided by: Matthew Schroeder, Ray White Brunswick

## MEDIAN SALE PRICE

BRUNSWICK WEST, VIC, 3055  
Suburb Median Sale Price (Unit)  
\$468,750

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



306/3 DUGGAN ST, BRUNSWICK WEST, VIC

2 1 1

## Sale Price

**\*\$505,000**

Sale Date: 03/05/2024

Distance from Property: 120m



204/5 OLIVE YORK WAY, BRUNSWICK WEST,

2 1 1

## Sale Price

**\$550,000**

Sale Date: 08/04/2024

Distance from Property: 0m



12/4 CUMMING ST, BRUNSWICK WEST, VIC

2 1 1

## Sale Price

**\*\*\$490,000**

Sale Date: 17/05/2024

Distance from Property: 470m



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

510/3 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)

Price Range: \$500,000 to 525,000

Median sale price

Median price \$468,750 Property type Unit Suburb BRUNSWICK WEST

Period 01 April 2023 to 31 March 2024 Source 

### 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
306/3 DUGGAN ST, BRUNSWICK WEST, VIC 3055	*\$505,000	03/05/2024
204/5 OLIVE YORK WAY, BRUNSWICK WEST, VIC 3055	\$550,000	08/04/2024
12/4 CUMMING ST, BRUNSWICK WEST, VIC 3055	**\$490,000	17/05/2024

This Statement of Information was prepared on: 28/06/2024