

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	416/52 O'Sullivan Road Glen Waverley, 3150
-------------------------------------------------	--------------------------------------------

Indicative selling price

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

Range between	\$551,000 & \$595,000
---------------	-----------------------

Median sale price

Median price	\$728,000	Property Type	UNIT	Suburb	GLEN WAVERLEY
Period - From	01-Feb-2022	to	31-Jan-2023	Source	realestate.com.au

Comparable property sales

	Address of comparable property	Price	Date of sale
1	22/2-4 Blair Road, Glen Waverley, Vic 3150	\$555,000	23-Dec-2022
2	1209A & 1209B/39 Kingsway, Glen Waverley, Vic 3150	\$560,000	02-Sep-2022
3	24/2-4 Blair Road, Glen Waverley, Vic 3150	\$550,000	28-Oct-2022

This statement of information was prepared on 12-Mar-2024 at 12:03:59 PM EST