

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

701/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$919,444

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2021

to

30 Jun 2022

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

1404/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$620,888	07-Jun-22
908/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$648,000	18-Feb-22
905/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$600,000	24-Jan-22

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: 29 July 2022



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**1404/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

2 1 1

Sold Price **\$620,888** Sold Date **07-Jun-22**

Distance **0km**



**908/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

2 2 1

Sold Price **\$648,000** Sold Date **18-Feb-22**

Distance **0km**

VICTORIAN RESTRICTIONS			
Property Information	Features	Building Information	Agent's Notes
<p>Property Information</p> <p>1404/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150</p> <p>2 bedrooms, 1 bathroom, 1 car space</p> <p>Approximate floor area: 100 sqm</p> <p>Approximate land area: 100 sqm</p> <p>Approximate building area: 100 sqm</p> <p>Approximate parking area: 100 sqm</p> <p>Approximate storage area: 100 sqm</p> <p>Approximate garden area: 100 sqm</p> <p>Approximate pool area: 100 sqm</p> <p>Approximate tennis area: 100 sqm</p> <p>Approximate other area: 100 sqm</p>	<p>Features</p> <p>2 bedrooms, 1 bathroom, 1 car space</p> <p>Approximate floor area: 100 sqm</p> <p>Approximate land area: 100 sqm</p> <p>Approximate building area: 100 sqm</p> <p>Approximate parking area: 100 sqm</p> <p>Approximate storage area: 100 sqm</p> <p>Approximate garden area: 100 sqm</p> <p>Approximate pool area: 100 sqm</p> <p>Approximate tennis area: 100 sqm</p> <p>Approximate other area: 100 sqm</p>	<p>Building Information</p> <p>2 bedrooms, 1 bathroom, 1 car space</p> <p>Approximate floor area: 100 sqm</p> <p>Approximate land area: 100 sqm</p> <p>Approximate building area: 100 sqm</p> <p>Approximate parking area: 100 sqm</p> <p>Approximate storage area: 100 sqm</p> <p>Approximate garden area: 100 sqm</p> <p>Approximate pool area: 100 sqm</p> <p>Approximate tennis area: 100 sqm</p> <p>Approximate other area: 100 sqm</p>	<p>Agent's Notes</p> <p>1404/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150</p> <p>2 bedrooms, 1 bathroom, 1 car space</p> <p>Approximate floor area: 100 sqm</p> <p>Approximate land area: 100 sqm</p> <p>Approximate building area: 100 sqm</p> <p>Approximate parking area: 100 sqm</p> <p>Approximate storage area: 100 sqm</p> <p>Approximate garden area: 100 sqm</p> <p>Approximate pool area: 100 sqm</p> <p>Approximate tennis area: 100 sqm</p> <p>Approximate other area: 100 sqm</p>

**905/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

2 2 1

Sold Price **\$600,000** Sold Date **24-Jan-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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