Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$985,000	Pro	perty Type	Jnit]	Suburb	Glen Waverley
Period - From	01/10/2024	to	31/12/2024	Se	ource	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

	aress of comparable property	1 1100	Date of Sale
1	215/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$602,000	04/10/2024
2	415/52 OSullivan Rd GLEN WAVERLEY 3150	\$602,000	04/10/2024
3	616/39 Kingsway GLEN WAVERLEY 3150	\$590,000	19/08/2024

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:	07/02/2025 15:51



Date of sale







Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$580,000 - \$620,000 **Median Unit Price** December quarter 2024: \$985,000

Comparable Properties



215/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

2

Agent Comments

Price: \$602,000 Method: Private Sale Date: 04/10/2024

Property Type: Apartment



415/52 OSullivan Rd GLEN WAVERLEY 3150 (REI)

2





Agent Comments

Price: \$602,000 Method: Private Sale Date: 04/10/2024

Property Type: Apartment



616/39 Kingsway GLEN WAVERLEY 3150 (VG)

Price: \$590,000 Method: Sale Date: 19/08/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9803 0400





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