

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

22/2-4 Blair Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$1,013,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/10/2021

to 30/09/2022

Source 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	Price	Date of sale
1	1211/25 Osullivan Rd GLEN WAVERLEY 3150	\$726,800	28/07/2022
2	509/23 Osullivan Rd GLEN WAVERLEY 3150	\$686,000	29/07/2022
3	24/2-4 Blair Rd GLEN WAVERLEY 3150	\$550,000	28/10/2022

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:

15/11/2022 12:35



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending September 2022: \$1,013,000

Comparable Properties

1211/25 Osullivan Rd GLEN WAVERLEY 3150 (VG) Agent Comments



Price: \$726,800
Method: Sale
Date: 28/07/2022
Property Type: Strata Unit/Flat

509/23 Osullivan Rd GLEN WAVERLEY 3150 (VG) Agent Comments



Price: \$686,000
Method: Sale
Date: 29/07/2022
Property Type: Strata Unit/Flat



24/2-4 Blair Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 28/10/2022
Property Type: Apartment

Account - Roger Davis Wheelers Hill | P: 03 95605000