## 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 | 1014/52-54 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 | $620,000 | & | $680,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $750,000 | Property type | Flats | Suburb | Glen Waverley |
|---|---|---|---|---|---|
| Period-from | 01 Sep 2018 | to | 31 Aug 2019 | 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 |
|---|---|---|
| | | |
| | | |
| | | |

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: 12 September 2019