Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	219/52 Osullivan Road, Glen Waverley Vic 3150							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								

&

Median sale price

Range between \$650,000

Median price	\$770,000	Pro	perty Type	Unit		Subu	urb	Glen Waverley
Period - From	09/08/2022	to	08/08/2023		Sou	rce REIV	/	

\$710,000

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

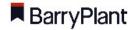
Add	dress of comparable property	Price	Date of sale
1	1412/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$650,000	02/06/2023
2			
3			

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:	09/08/2023 16:09









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$650,000 - \$710,000 Median Unit Price 09/08/2022 - 08/08/2023: \$770,000

Comparable Properties



1412/52-54 Osullivan Rd GLEN WAVERLEY

3150 (REI)

-2

2

Agent Comments

Price: \$650,000 Method: Private Sale Date: 02/06/2023

Property Type: Apartment

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.

Account - Barry Plant | P: 03 9803 0400



