

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

1005/52-54 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jan 2024

to

31 Dec 2024

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

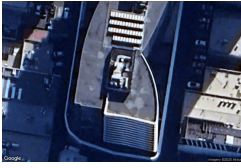
Date of sale

1105/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$628,000	06-Sep-24
1419/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$625,000	06-May-24
1418/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$675,000	27-Oct-24

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: 20 January 2025



**1105/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$628,000** Sold Date **06-Sep-24**

Distance **0km**



**1419/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$625,000** Sold Date **06-May-24**

Distance **0km**



**1418/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$675,000** Sold Date **27-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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