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	13/280 Blackburn Road, Glen Waverley Vic 3150
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$540,000 & \$580,000	Range between	\$540,000	&	\$580,000
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Median sale price

Median price	\$1,050,000	Pro	perty Type	Unit		Suburb	Glen Waverley
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	215/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$562,000	27/07/2024
2	405/52 OSullivan Rd GLEN WAVERLEY 3150	\$570,000	27/07/2024
3	415/52 OSullivan Rd GLEN WAVERLEY 3150	\$562,000	27/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/01/2025 08:25









Indicative Selling Price \$540,000 - \$580,000 **Median Unit Price** Year ending December 2024: \$1,050,000

Comparable Properties



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

2

Price: \$562,000 Method: Private Sale Date: 27/07/2024 Property Type: Unit

Agent Comments

405/52 OSullivan Rd GLEN WAVERLEY 3150 (VG)

2



Agent Comments

Agent Comments

Price: \$570,000 Method: Sale Date: 27/07/2024

Property Type: Strata Unit/Flat

415/52 OSullivan Rd GLEN WAVERLEY 3150 (VG)





Price: \$562,000 Method: Sale Date: 27/07/2024

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9803 0400





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